

Wood Brook Owner's Association



2023 Annual Meeting Information Packet



Beal Properties Inc
3363 University Drive East Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

Wood Brook Owner's Association requests your virtual or in person attendance at the **2023 Annual Meeting** to be held via Hybrid Meeting at **Beal Properties Office** on **Tuesday January 24th, 2023 @ 6:30 pm**. **The annual meeting will be held both in person and via Zoom.**

If you cannot attend and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:00 pm, January 24th 2023. You can mail the completed proxy below Beal Properties., 3363 University Drive Suite 215, Bryan, Texas 77802 Attention: Toni Myers or email to hoa@bealbcs.com or bring in person to the meeting.

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. 2022 completed projects.
5. 2022 Financial Report (Cash Flow, Delinquencies, Budget for 2023, Sales Report)
6. 2023 Projected Projects
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
Or (circle one)

Karl Trippe Carrie Siatunuu K.I.Selinidis Kelsey Krafka Wyonna Atnip

As agent for me, and in my name and stead to vote as my Proxy at the 2023 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 24^h 2023 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 24th, 2023.

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WOOD BROOK HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840
January 25, 2022

1. Call meeting to order- Karl
 - a. @ 6:06 pm
2. Roll call, owners present and proxies. Determine if quorum.
 - a. Owners
 - i. Warren Seidel- owns O1 and O2
 - ii. Kevin Krafka- R5
 - b. Quorum
 - i. No Quorum at this time
 - ii. Informational meeting only
 - iii. Can not elect new board members, we can appoint a new member.
 - iv. We have one vacancy and one term that has expired
 1. Carrie motioned to keep Kelsey Krafaka as vice pres and seconded by Warren Seidel
3. Proof of notice of meeting-
 - a. Cannot do this because we do not have a Quorum
4. Reading and approval of minutes of preceding annual meeting.
 - a. No annual meeting last year
 - b. At the back of the packet we have minutes of past meetings
5. 2021 completed projects.
 - a. Power Washing the complex
 - b. New light around the complex
 - c. Parking lot repairs
 - d. New doggie station behind the L building
 - e. Upkeep of the mailbox
 - f. In the process of new landscape and new signs
 - g. Bring the pool up to code
 - h. Beal Properties are now walking around the complex
 - i. Tagging cars
 1. To be towed
 - ii. Garbage on front porches
6. 2021 Financial Report (Cash Flow, Delinquencies, Budget for 2022, Sales Report)
 - a. Listed in packet
 - b. All our accounts are in line and look good.
 - i. If anyone has questions please let us know
 - c. We moved banks from Wells Fargo to bank
 - i. From 3 accounts to 2 account
 1. They work like a checking a saving
 - ii. Reserve total - 163,000
 - iii. Cash flow- 172,000

WOOD BROOK HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
BEAL PROPERTIES INC.

903 Texas Ave South, College Station, TX 77840

- d. Questions about the budget and delinquency
 - e. Discussed CMA-1 report
 - i. Talks about the listing of units in the complex
 - 1. \$150-155 listed price low end is \$140 is no remodeling has be completed
7. 2022 Projected Projects
- a. Parking lot
 - i. Repairs and repainting fire lanes and parking spots
 - b. New lighting / Security?
 - i. Signs saying there is video surveillance might be helpful
 - ii. Cameras around the entrances
 - c. New signs will be getting installed
 - d. Landscaping designs for the entrances
 - i. Also planning on moving into the complex and updating the areas that are just dirt to make our area look nicer
 - e. Chimney cap
 - i. Construction company does the caps
 - f. Pool upgrade ideas
 - i. The cabana, pool furniture and tables
8. Election/Reinstatement of Officers and Directors
- a. Do not have a quorum
9. New Business
- a. None
10. Next annual meeting
- a. January 24, 2023 at 6:00pm
11. Adjournment- At 7:01 pm
- a. Karl made an motion, Kelsey Seconded meeting adjourned

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

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
3363 University Dr East Suite 215
Bryan, Texas 77820
(979) 764-2500

July 12, 2022

1. Call Meeting to order- **5:45 pm**
 - a. Roll call - Ms. Atnip and Mr. Kl not in attendance
 - b. Approval of Meeting minutes 4/6/22
 - i. Only 3 members in attendance, no motion needed. Approved by all

2. Financial Report 1st Quarter
 - a. Cash flow
 - b. Expenses
 - c. Annual budget will be discussed during the Oct meeting to ensure it will be ready for the homeowners in January.

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

4. Old Business
 - a. Parking Lot Repairs
 - i. 1 bid at the time. Should be receiving more in 30-45 days.
 - b. Landscaping designs and fix plumbing issues up front
 - i. Reach out to the city to potentially fix our box that holds the water main or ask about the next step to fix it.
 - c. Continuing leak at entrance
 - i. In the process of getting a bid to repair.
 - d. Chimney Caps/Window/ Siding Repairs

5. New Business
 - a. None

6. Next Meeting **October 11, 2022 @5:30 pm**

7. Adjourn - **6:48 pm**

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.

903 Texas Ave South, College Station, TX 77840

October 5, 2021

1. Call meeting to order
 - a. 5:57 pm
2. Reviewed minutes
 - a. April
 - i. Motion to approve Karl, seconded by Kelsey, approved by all
 - b. July
 - i. Motion to approve Karl, seconded by Kelsey, approved by all
 1. Signed for the bank
3. Financial report - 3rd quarter
 - a. Cash flow
 - i. We are in the negative due to the parking lot repairs but all are in order
 - b. Expenses
 - c. Delinquency report
 - i. Total amount owed as of 09/30/2021 \$1427.38
4. Old business
 - a. Parking lot repairs
 - i. Check up on the project. One section might have been completed.
 - b. Lighting project
 - i. Done
 - c. Mailbox update
 - i. Done
 - d. Power washing
 - i. Done
 - e. Landscaping designs
 - i. Waiting for the bid
 - f. Chimney caps
 - i. Waiting for the bid
 - ii. C2 roof leak gap between the siding and the chimney-Freddy completed this project for us.
 - g. Switching bank accounts
 - i. The board has authorized for Carrie to close out all 3 Wells Fargo accounts (insurance, reserve and operating/checking) and deposit the money to the 2 Guaranty bank accounts (operating/checking account and reserve account)
 1. Motion to approve Karl, seconded by Kelsey, approved by all
 - h. Roof inspection
 - i. Roofing Company checked & we do not have any hail damage
 - ii. Shingles seem to be coming up on some units we are going to double check. Our roof is still under warranty.

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.

903 Texas Ave South, College Station, TX 77840

- i. Siding bid
 - i. Waiting
 - j. Pool design bid
 - i. Waiting
 - k. Sign design
 - i. Fast sign - waiting for designs
5. New business
- a. Annual meeting
 - i. Annual meeting **Tuesday Jan 25th 6-7pm**
 - b. Management certificate
 - i. Every HOA needs one filed with State
 - ii. Made a motion to hire an attorney to get the the management certificate completed
 - 1. Motion by Carrie, seconded by Karl, approved by all
 - c. Power washing
 - i. 1 unit needs to get cleaned and approved to have completed
 - d. Have someone walk property for door color variances and cable/wires incorrectly installed
 - i. Send out violation/notices
 - 1. Ask owners to fix it
 - ii. Have a bid to cut old wires
 - e. Send out a general notice
 - i. About door color
 - ii. No parking passes
 - iii. General upkeep
 - f. Notice about pest control services
 - i. When they are on property
 - ii. Owners get a discount when he is on property
 - g. New parking lot bid for the 2022 budget and planning
 - h. Please inform Carrie of any 2022 major projects would like to have included for 2022 budget
6. Next meeting
- a. **Board meeting Tuesday Jan 4th at 5:30pm- 6:30 pm**
7. Adjourn - 7:20 pm
- a. Motion by Carrie, seconded by Karl, approved by all

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 12/31/2022 (Last Year)

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				
Beginning Balance	-13.63	-0.01	-13.63	-0.01
Late Fees\NSF Rent	940.00	0.52	940.00	0.52
Homeowners Association Dues	179,295.61	99.47	179,295.61	99.47
NSF Penalty	35.00	0.02	35.00	0.02
Total Operating Income	180,256.98	100.00	180,256.98	100.00
Expense				
HOA Dues - Refund of Overpayment	165.62	0.09	165.62	0.09
General Maintenance	12,320.13	6.83	12,320.13	6.83
Insurance	60,474.32	33.55	60,474.32	33.55
Transfer to Reserves	119,056.00	66.05	119,056.00	66.05
Lawn/Property Maintenance	14,086.85	7.81	14,086.85	7.81
Management Fee	12,600.00	6.99	12,600.00	6.99
Pest Control	2,110.88	1.17	2,110.88	1.17
Porter Service	6,385.00	3.54	6,385.00	3.54
Pool Expense	6,049.10	3.36	6,049.10	3.36
Professional Fees	258.00	0.14	258.00	0.14
Telephone Service	542.74	0.30	542.74	0.30
Utilities	22,841.85	12.67	22,841.85	12.67
Total Operating Expense	256,890.49	142.51	256,890.49	142.51
NOI - Net Operating Income	-76,633.51	-42.51	-76,633.51	-42.51
Total Income	180,256.98	100.00	180,256.98	100.00
Total Expense	256,890.49	142.51	256,890.49	142.51
Net Income	-76,633.51	-42.51	-76,633.51	-42.51
Other Items				
Prepayments	-158.66		-158.66	
Net Other Items	-158.66		-158.66	
Cash Flow	-76,792.17		-76,792.17	
Beginning Cash	172,458.02		172,458.02	
Beginning Cash + Cash Flow	95,665.85		95,665.85	
Actual Ending Cash	96,268.75		96,268.75	

Expense Distribution

Exported On: 01/24/2023 03:06 PM

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

Payees: All

Bill Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6101 - HOA Dues - Refund of Overpayment							
	07/05/2022	G5	Jacob George & Taylor George	165.62	6273	07/05/2022	Jacob George, Taylor George, Wood Brook Condominiums - G5: Move Out Refund
				165.62			
6455 - General Maintenance							
4288	01/12/2022		Twin City Plumbing LLC	750.00	6222	01/12/2022	Repaired water leak on 4" main.
12640	01/12/2022	F4	Constant Current Electric	125.00	6220	01/12/2022	F4- Removed fixture and inspected wiring and connection to fixture,
12641	01/12/2022		Constant Current Electric	135.31	6220	01/12/2022	A&T Building, found bad wiring in fixture A & I. repaired wiring.
4039	02/07/2022		Lopez Boyz	120.00	6228	02/07/2022	winterize pipes for expected freezing rain
3980	02/07/2022		Lopez Boyz	250.00	6228	02/07/2022	Placed 2 tarps o roofs
465-60006	03/07/2022		Fast Signs	3,272.92	6239	03/07/2022	Design, purchase and installation of new Wood Brook Wooden sign.
PT200006608	05/03/2022		TreeTop Products	2,640.64	6254	05/05/2022	2 Picnic Tables
9205668197	10/13/2022		Castlegate II HOA	119.48	6310	10/13/2022	Reimbursement
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
465-62806	06/22/2022		Fast Signs	864.80	6271	06/27/2022	Pool Signs
14662	10/07/2022	J2	T. Fry Make Ready	300.00	6301	10/07/2022	General Labor
7750	12/06/2022		Ag Town Property Maintenance	65.00	6324	12/08/2022	M4 - Removed the hinges from gate and trimmed a piece of the gate & reinstalled
35863	07/18/2022		Holman's Quality Plumbing	260.00	6279	07/18/2022	Found 2" leak at meter, turned out to be a leak in the irrigation system.
36212	08/12/2022		Holman's Quality Plumbing	551.00	6286	08/12/2022	AHC - G3 - hose bib broke flush with the wall. Repaired from the inside.
4857	09/08/2022		Twin City Plumbing LLC	1,450.00	6297	09/12/2022	Repaired 1 1/4 main later line for unit 4
4911	10/11/2022		Twin City Plumbing LLC	950.00	6308	10/11/2022	Repaired waterline
4952	10/11/2022		Twin City Plumbing LLC	120.00	6308	10/11/2022	Inspected water leak
35862	10/11/2022		Holman's Quality Plumbing	260.00	6308	10/11/2022	After hours call for leak
				12,482.63			
6470 - Insurance							
08428929-001-00	01/24/2022		Farmers Insurance Exchange	4,187.41	6231	02/08/2022	Monthly Insurance Premium
08428929-001-00	02/08/2022		Farmers Insurance Exchange	4,187.41	6231	02/08/2022	Monthly Insurance Premium
08428929-001-00	02/25/2022		Farmers Insurance Exchange	4,187.41	6234	02/25/2022	Monthly Insurance Premium
	03/22/2022		Farmers Insurance Exchange	4,187.41	6242	03/22/2022	March 2022 - Monthly Insurance Payment
08428929-001-00	06/02/2022		Farmers Insurance Exchange	5,462.87	6259	06/02/2022	Monthly Insurance Premium

08428929-001-00	06/22/2022		Farmers Insurance Exchange	5,462.83	6270	06/27/2022	Insurance payment
08428929-001-00	07/30/2022		Farmers Insurance Exchange	5,456.83	6280	07/31/2022	Monthly Insurance Premium
08428929-001-00	08/31/2022		Farmers Insurance Exchange	5,462.83	6289	08/31/2022	Monthly Insurance Premium
08428929-001-00	10/10/2022		Farmers Insurance Exchange	5,462.83	6303	10/10/2022	Monthly Insurance Premium
08428929-001-00	10/27/2022		Farmers Insurance Exchange	5,456.83	6312	10/27/2022	Monthly Insurance Premium
08428929-001-00	12/19/2022		Farmers Insurance Exchange	10,959.66	6327	12/19/2022	November & December Monthly insurance premiums.
				60,474.32			
6471 - Transfer to Reserves							
	01/01/2022		Wood Brook Condominiums Hoa	1,588.00	6217	01/03/2022	January 2022
	02/01/2022		Wood Brook Condominiums Hoa	1,588.00	6227	02/03/2022	February 2022
	03/01/2022		Wood Brook Condominiums Hoa	1,588.00	6235	03/02/2022	March 2022
	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	6260	06/03/2022	June 2022
	07/01/2022		Wood Brook Condominiums Hoa	1,588.00	6272	07/01/2022	July 2022
	08/01/2022		Wood Brook Condominiums Hoa	1,588.00	6281	08/03/2022	August 2022
	09/01/2022		Wood Brook Condominiums Hoa	1,588.00	6291	09/01/2022	September 2022
	10/01/2022		Wood Brook Condominiums Hoa	1,588.00	6299	10/03/2022	October 2022
	11/01/2022		Wood Brook Condominiums Hoa	1,588.00	6313	11/01/2022	November 2022
0001	11/21/2022		Wood Brook Condominiums Hoa	100,000.00	6319	11/21/2022	Moving to Reserve Account
	12/01/2022		Wood Brook Condominiums Hoa	1,588.00	6320	12/01/2022	December 2022
				119,056.00			
6475 - Lawn/Property Maintenance							
3967	01/07/2022		Lopez Boyz	1,000.00	6218	01/07/2022	Monthly Lawn Maintenance
3962	01/07/2022		Lopez Boyz	290.00	6218	01/07/2022	Trimmed all shrubs
3984	02/07/2022		Lopez Boyz	1,000.00	6228	02/07/2022	Monthly Lawn Maintenance
3973	02/07/2022		Lopez Boyz	80.00	6228	02/07/2022	A3- Dig a drainage ditch for water to drain away from unit.
4088	03/07/2022		Lopez Boyz	1,000.00	6236	03/07/2022	Monthly Lawn 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

4360	07/07/2022		Lopez Boyz	150.00	6274	07/07/2022	Removed dead branches
4343	07/07/2022		Lopez Boyz	1,030.00	6274	07/07/2022	Monthly Lawn Maintenance
4350	07/07/2022		Lopez Boyz	350.00	6274	07/07/2022	Repaired 7 sprinkler heads
4436	08/08/2022		Lopez Boyz	100.00	6283	08/08/2022	Remove Branches Building S
4463	08/08/2022		Lopez Boyz	1,030.00	6283	08/08/2022	Monthly Lawn Maintenance
10345	08/12/2022		Robert Walker	7.66	6288	08/12/2022	Reimburse Bob Walker for Trash bags purchased at Lowes.
4523	09/06/2022		Lopez Boyz	150.00	6293	09/07/2022	Removed dead plants and branches that were requested.
4548	09/06/2022		Lopez Boyz	1,000.00	6293	09/07/2022	Monthly Lawn Maintenance
4649	10/07/2022		Lopez Boyz	1,000.00	6300	10/07/2022	Monthly Lawn Care - September
4657	10/07/2022		Lopez Boyz	55.00	6300	10/07/2022	Removal of Shrubs
4659	10/07/2022		Lopez Boyz	150.00	6300	10/07/2022	Trimming - Plants and Trees
4731	11/07/2022		Lopez Boyz	1,000.00	6314	11/07/2022	Monthly Lawn Maintenance
4782	12/05/2022		Lopez Boyz	1,030.00	6322	12/07/2022	Monthly Lawn Maintenance
				14,086.85			
6540 - Management Fee							
	01/12/2022		Beal Properties	1,050.00	6223	01/14/2022	Management Fee for 01/2022
	02/10/2022		Beal Properties	1,050.00	6233	02/10/2022	Management Fee for 02/2022
	03/14/2022		Beal Properties	1,050.00	6241	03/14/2022	Management Fee for 03/2022
	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
	06/08/2022		Beal Properties	1,050.00	6262	06/08/2022	Management Fee for 06/2022
	07/11/2022		Beal Properties	1,050.00	6276	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	1,050.00	6282	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	1,050.00	6292	09/07/2022	Management Fee for 09/2022
	10/03/2022		Beal Properties	1,050.00	6298	10/03/2022	Management Fee for 10/2022
	11/01/2022		Beal Properties	1,050.00	6316	11/08/2022	Management Fee for 11/2022
	12/05/2022		Beal Properties	1,050.00	6321	12/05/2022	Management Fee for 12/2022
				12,600.00			
6695 - Pest Control							
23721	01/12/2022		D. Lee Pest Service LLC	108.25	6221	01/12/2022	Monthly Pest Control
24371	02/08/2022		D. Lee Pest Service LLC	108.25	6230	02/08/2022	Monthly Pest Control
25060	03/07/2022		D. Lee Pest Service LLC	108.25	6238	03/07/2022	Monthly 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
29581	07/18/2022		D. Lee Pest Service LLC	108.25	6278	07/18/2022	Monthly Pest Control
30831	08/12/2022		D. Lee Pest Service LLC	108.25	6285	08/12/2022	Monthly Pest Control
28620	08/12/2022		D. Lee Pest Service LLC	108.25	6285	08/12/2022	Monthly Pest Control (June)
32266	10/11/2022		D. Lee Pest Service LLC	108.25	6305	10/11/2022	Monthly Pest Control
33189	10/11/2022		D. Lee Pest Service LLC	108.25	6309	10/11/2022	Monthly Perimeter
33999	11/10/2022		D. Lee Pest Service LLC	108.25	6317	11/11/2022	Monthly perimeter
				2,110.88			
6701 - Porter Service							
3961	01/07/2022		Lopez Boyz	120.00	6218	01/07/2022	Bulk pick up - Picked up trash, mattress, bicycle and table
2369	01/07/2022		Robert Walker	300.00	6219	01/10/2022	Monthly Porter Service
2346	01/07/2022		Robert Walker	165.00	6219	01/10/2022	Bulk Pick up
2361	02/07/2022		Robert Walker	150.00	6229	02/07/2022	Bulk Pick up
2386	02/07/2022		Robert Walker	300.00	6229	02/07/2022	Monthly Porter Service
2405	03/07/2022		Robert Walker	300.00	6237	03/07/2022	Monthly Porter Service
2396	03/07/2022		Robert Walker	120.00	6237	03/07/2022	Bulk Pick up
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
4366	07/07/2022		Lopez Boyz	120.00	6274	07/07/2022	Picked up trash and bulky items left next to dumpsters

2497	07/07/2022		Robert Walker	300.00	6275	07/07/2022	Monthly Porter Service
2476	07/07/2022		Robert Walker	210.00	6275	07/07/2022	Bulk Pick up June 2022
2521	08/08/2022		Robert Walker	225.00	6284	08/08/2022	Monthly Porter Service
2502	08/08/2022		Robert Walker	255.00	6284	08/08/2022	Bulk Pick up
4419	08/08/2022		Lopez Boyz	150.00	6283	08/08/2022	Removed & hauled b items from around dumpsters
4532	09/06/2022		Lopez Boyz	100.00	6293	09/07/2022	Remove Sofa from Dumpster and haul to dump
2548	09/06/2022		Robert Walker	300.00	6294	09/07/2022	Monthly Porter Service
2528	09/06/2022		Robert Walker	330.00	6294	09/07/2022	Monthly Bulk Pick Up
2550	10/07/2022		Robert Walker	270.00	6302	10/07/2022	Bulk Pick Up
2569	10/07/2022		Robert Walker	300.00	6302	10/07/2022	Porter Service - September
4671	11/07/2022		Lopez Boyz	30.00	6314	11/07/2022	Pick up trash throughout complex
2592	11/07/2022		Robert Walker	300.00	6315	11/07/2022	Monthly Porter Service
2576	11/07/2022		Robert Walker	165.00	6315	11/07/2022	Monthly Bulk Pick Up Service
2595	12/06/2022		Robert Walker	180.00	6323	12/07/2022	Monthly Bulk Pick Up
2631	12/06/2022		Robert Walker	300.00	6323	12/07/2022	Monthly Porter Service
				6,385.00			
6702 - Pool Expense							
2022310	02/08/2022		Oasis Pools	378.88	6232	02/08/2022	Monthly pool Maintenance - December
2022333	02/08/2022		Oasis Pools	378.88	6232	02/08/2022	Monthly Pool Maintenance - January
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
2022491	07/12/2022		Oasis Pools	734.77	6277	07/12/2022	Monthly Pool Cleaning & Supplies (May)
2022539	08/12/2022		Oasis Pools	522.51	6287	08/12/2022	Monthly Pool Cleaning & Supplies (June)
2022385	08/12/2022		Oasis Pools	378.88	6287	08/12/2022	Monthly Pool Cleaning & Supplies (March)
2022546	09/08/2022		Oasis Pools	889.18	6296	09/12/2022	Monthly Pool Cleaning & Supplies (July)
2022615	09/08/2022		Oasis Pools	212.36	6296	09/12/2022	Replaced the diverter gasket and pressure gauge (pool)
2022607	10/11/2022		Oasis Pools	675.42	6307	10/11/2022	Monthly Pool Maintenance - August
2022645	11/10/2022		Oasis Pools	705.22	6318	11/11/2022	Monthly Pool Maintenance
2022672	12/06/2022		Oasis Pools	378.88	6325	12/08/2022	Monthly Pool Cleaning & Supplies (October)
				6,049.10			
6705 - Professional Fees							
216922	12/06/2022		Thompson, Derrig and Craig, P.C.	245.00	6326	12/08/2022	Preparation of Federal Corp Income Tax Return 2021
6757 - Telephone Service							
2148195	01/24/2022		Kings III Of America, LLC	49.34	6226	01/24/2022	Pool Phone monthly expense
2148195	02/01/2022		Kings III Of America, LLC	0.00	ACH	02/01/2022, 02/01/2022	Pool Phone
2160978	03/07/2022		Kings III Of America, LLC	49.34	ACH	03/07/2022, 03/07/2022, 03/07/2022	Pool Phone monthly expense
2198480 ACH	05/01/2022		Kings III Of America, LLC	49.34	ACH	05/01/2022	pOOL pHONE
2214299 ACH	06/01/2022		Kings III Of America, LLC	49.34	ACH	06/01/2022	Pool Phone
2252172	08/01/2022		Kings III Of America, LLC	49.34	ACH	08/01/2022	Wood Brook - Pool Phone
2267988	08/31/2022		Kings III Of America, LLC	49.34	6290	08/31/2022	Pool Phone monthly expense
2267988	09/01/2022		Kings III Of America, LLC	49.34	ACH	09/01/2022, 09/01/2022, 09/01/2022	Pool Phone
2290019	10/01/2022		Kings III Of America, LLC	49.34	ACH	10/10/2022, 10/10/2022, 10/03/2022	Pool phone
2308230	10/27/2022		Kings III Of America, LLC	49.34	6311	10/27/2022	Pool Phone
2308230	11/01/2022		Kings III Of America, LLC	49.34	ACH	11/01/2022, 11/01/2022	54237
2325072	12/06/2022		Kings III Of America, LLC	49.34	ACH	12/06/2022	Pool Phone monthly expense
				542.74			
6810 - Utilities							
530321-177962 -	01/19/2022		College Station Utilities	98.32	ACH	01/19/2022	Electric Building U
530321-178018 -	01/19/2022		College Station Utilities	218.64	ACH	01/19/2022	Electric Building G
530321-178068 -	01/19/2022		College Station Utilities	75.76	ACH	01/19/2022	Electric/Security Light Building N
530321-178122 -	01/19/2022		College Station Utilities	1,566.00	ACH	01/19/2022	Water



MEMBER F.D.I.C

Wood Brook Homeowners Association

E-Statements

ACCOUNT NUMBER	24122089
----------------	----------

888.572.9881

GUARANTY BANK & TRUST, N.A.
 LOAN & DEPOSIT OPERATIONS
 P.O. BOX 1158 | MT. PLEASANT, TX 75456-1158

STATEMENT PERIOD	Dec 11, 2022
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PAGE NUMBER	1 of 1
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IMAGE COUNT	2
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STATEMENT OF ACCOUNT

Report any discrepancy within thirty days by directing your inquiries to us using the phone number or address listed above.

Premier Money Market

11/10/2022 Beginning Balance		182,926.76
3 Deposits/Other Credits	+	101,888.41
0 Checks/Other Debits	-	.00
12/11/2022 Ending Balance	32 Days in Statement Period	284,815.17

----- Deposits/Other Credits -----		
11/22/2022 Deposit		100,000.00
12/05/2022 Deposit		1,588.00
12/11/2022 Accr Earning Pymt	Added to Account	300.41

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$.00
Total Returned Item Fees	\$.00	\$.00

----- Daily Ending Balance -----					
11/10	182,926.76	12/05	284,514.76	12/11	284,815.17
11/22	282,926.76				

----- Earnings Summary -----			
** Below is an itemization of the Earnings **			
** paid this period. **			
Interest Paid This Period	300.41	Annual Percentage Yield Earned	1.40 %
Interest Paid YTD	866.48	Days in Earnings Period	32

WOOD BROOK HOME OWNERS ASSOCIATION 2023 BUDGET

INCOME - 96 units	\$191,268.00	
Less Delinquency	<u>\$1,913.00</u>	1%
Total Income	\$189,355.00	

EXPENSES

Capital Expendures	\$10,000.00
General Maintenance	\$15,705.00
Insurance	\$70,000.00
Legal Fees	\$500.00
Lawn/Property Maintenance	\$20,000.00
Management Fees	\$13,000.00
Pest Control	\$2,500.00
Porter Service	\$7,000.00
Pool Expense	\$5,500.00
Professional Fees	\$400.00
Telephone Service	\$550.00
Utilities	\$25,000.00
Contingency & Reserves	<u>\$19,200.00</u>
Total Expenses	\$189,355.00



3363 University Dr Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

January 24, 2022

Wood Brook Condominiums Management Report

Delinquency Status: At the end of December, the total outstanding dues owed to the HOA were \$1,264.75. The total outstanding dues owed to the HOA as of today is \$1,039.60, and four accounts make up this total balance. Beal will continue to make every effort to collect the past due amounts from the Delinquent Homeowners.

Violation Status: There are currently no Violations to report.

Maintenance Report: As of today, there are currently a few work orders that Beal would like to bring to the attention of the board for future projects.

Parking Lot Repairs: The board has requested that Paving Rite provides Beal with professional references on any work they have completed for other companies. Beal would like to know if the board would like to proceed with scheduling the repairs.

Chimney Caps: Grandchamp Roofing has provided an updated estimate for repairing the chimney caps at the complex.

Sidewalk Striping or Repair: Beal has noticed a few areas on the sidewalks around the complex that could possibly be a cause of concern for residents/guests. We would like to know if the Board would like to get these areas painted as caution or repaired to level the sidewalks.

Water Main Box Repair: There has been ongoing leaks occurring at the entrance of the complex due to the water main box overflowing with water and rotting the pipe fittings inside the box. Beal has received a recommendation from a plumber to place concrete inside the box to stop the water from rotting out the fittings and we also have a meeting with the city for their recommendation on Wednesday, January 25th at 9:30am.

CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 01/24/23 at 4:33 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/24/2023 to 01/29/2022 Subdivision Code is 'Wood Brook Cond'

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
22008317	1904 Dartmouth I-1		1	1/1	NONE	Wood Brook Cond	1982	814		\$175.06	\$142,500	\$153,700	\$188.82	06/20/2022	107.86	11
22013049	1904 Dartmouth Street #R:R2		1	1/1	NONE	Wood Brook Cond	1982	814		\$190.29	\$154,900	\$154,900	\$190.29	09/02/2022	100.00	2
22005091	1904 Dartmouth Street #C:C4		2	2/-	NONE	Wood Brook Cond	1982	1,151		\$145.09	\$167,000	\$167,000	\$145.09	05/17/2022	100.00	39
22005298	1904 Dartmouth Street #L-L-3		2	2/1	NONE	Wood Brook Cond	1982	1,151		\$139.01	\$160,000	\$175,000	\$152.04	05/23/2022	109.38	38
22005449	1904 Dartmouth Street #U:U4		2	2/1	NONE	Wood Brook Cond	1982	1,151		\$134.67	\$155,000	\$175,000	\$152.04	05/27/2022	112.90	35
22006425	1904 Dartmouth Street #K:K3		2	2/1	NONE	Wood Brook Cond	1982	1,151		\$142.48	\$164,000	\$175,000	\$152.04	06/08/2022	106.71	25
22009067	1904 Dartmouth Street ##:C2		2	2/1	NONE	Wood Brook Cond	1982	1,151		\$152.04	\$175,000	\$177,000	\$153.78	08/24/2022	101.14	57
22005157	1904 Dartmouth Street #G:G5		2	2/1	NONE	Wood Brook Cond	1982	1,199		\$145.96	\$175,000	\$194,500	\$162.22	06/16/2022	111.14	64
22014122	1904 Dartmouth Street #J:J2		2	2/1	NONE	Wood Brook Cond	1982	1,199		\$154.00	\$184,650	\$195,000	\$162.64	11/04/2022	105.61	26
# LISTINGS:	9	Medians:					1982	1,151		\$145.96	\$164,000	\$175,000	\$153.78		106.71	35
		Minimums:					1982	814		\$134.67	\$142,500	\$153,700	\$145.09		100.00	2
		Maximums:					1982	1,199		\$190.29	\$184,650	\$195,000	\$190.29		112.90	64
		Averages:					1982	1,087		\$153.18	\$164,228	\$174,122	\$162.11		106.08	33

Quick Statistics (9 Listings Total)

	Min	Max	Average	Median
List Price	\$142,500	\$184,650	\$164,228	\$164,000
Sold Price	\$153,700	\$195,000	\$174,122	\$175,000

Terry Thigpin
 Real Properties
 terryt@century21bcs.com
 PH

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CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 01/24/23 at 4:39 pm

Property Type is 'Rent' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Leased' Status Contractual Search Date is 01/24/2023 to 07/28/2022 Subdivision Code is 'Wood Brook Cond'

Rental

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	Subd Code	Apx Ht Area	Furnish	Pets	Mo Rent	DOM
23000558	1904 Dartmouth Street #C D-1		2	2/1	Wood Brook Cond	1,151	No	Yes	\$1,200	6
# LISTINGS:	1	Medians:				1,151			\$1,200	6
		Minimums:				1,151			\$1,200	6
		Maximums:				1,151			\$1,200	6
		Averages:				1,151			\$1,200	6

Leased Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	Subd Code	Apx Ht Area	Furnish	Pets	Mo Rent	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22014055	1904 Dartmouth Street #F R2		1	1/1	Wood Brook Cond	814		Yes	\$1,000	\$1,000	\$1.23	10/12/2022	100.00	14
22011820	1904 Dartmouth Street #L U2		2	2/1	Wood Brook Cond	1,151	No	No	\$1,100	\$1,100	\$0.96	09/28/2022	100.00	36
# LISTINGS:	2	Medians:				983			\$1,050	\$1,050	\$1.10		100.00	25
		Minimums:				814			\$1,000	\$1,000	\$0.96		100.00	14
		Maximums:				1,151			\$1,100	\$1,100	\$1.23		100.00	36
		Averages:				983			\$1,050	\$1,050	\$1.10		100.00	25

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$1,000	\$1,200	\$1,100	\$1,100
Sold Price	\$1,000	\$1,100	\$1,050	\$1,050

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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.



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
06/23/2022

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

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table 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 D:															
INSURER E:															
INSURER F:															
INSURED WOOD BROOK CONDOMINIUM OWNERS 3363 UNIVERSITY DR E # 215 BRYAN TX 77802															

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 STA, 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	<input checked="" type="checkbox"/> PROPERTY				<input checked="" type="checkbox"/> BUILDING	\$12,029,856
	CAUSES OF LOSS	DEDUCTIBLES			<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$5,900
	BASIC	BUILDING			BUSINESS INCOME	\$
	BROAD	25,000			EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL	CONTENTS	606747012	06/01/2022	RENTAL VALUE	\$
	EARTHQUAKE	25,000			BLANKET BUILDING	\$
	WIND				BLANKET PERS PROP	\$
	FLOOD				BLANKET BLDG & PP	\$
						\$
						\$
	INLAND MARINE	TYPE OF POLICY				\$
	CAUSES OF LOSS					\$
	NAMED PERILS	POLICY NUMBER				\$
						\$
	CRIME					\$
	TYPE OF POLICY					\$
						\$
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN					\$
						\$
						\$
						\$

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

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