



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

Wood Brook Homeowners Association
Board of Directors Meeting – Agenda
April 6th 2021

1. Call Meeting to Order

2. Financial Report – 1st Quarter
 - a. Cash Flow
 - b. Expenses
 - c. Delinquency Report

3. Old Business
 - a. Parking Lot Repairs Bid
 - b. Updated Lighting Bid
 - c. Mailbox Update
 - d. Power washing Bids
 - e. Doggie Stations
 - f. Landscaping Designs

4. New Business

5. Next Meeting _____ 2021 @ _____ pm

6. Adjourn

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	45,780.28	100.00	45,780.28	100.00
Total Operating Income	45,780.28	100.00	45,780.28	100.00
Expense				
General Maintenance	1,823.79	3.98	1,823.79	3.98
Insurance	12,097.47	26.43	12,097.47	26.43
Transfer to Reserves	4,764.00	10.41	4,764.00	10.41
Lawn/Property Maintenance	2,927.00	6.39	2,927.00	6.39
Management Fee	3,150.00	6.88	3,150.00	6.88
Pest Control	324.75	0.71	324.75	0.71
Porter Service	1,365.00	2.98	1,365.00	2.98
Pool Expense	1,668.58	3.64	1,668.58	3.64
Telephone Service	186.20	0.41	186.20	0.41
Utilities	6,109.63	13.35	6,109.63	13.35
Total Operating Expense	34,416.42	75.18	34,416.42	75.18
NOI - Net Operating Income	11,363.86	24.82	11,363.86	24.82
Total Income	45,780.28	100.00	45,780.28	100.00
Total Expense	34,416.42	75.18	34,416.42	75.18
Net Income	11,363.86	24.82	11,363.86	24.82
Other Items				
Prepayments	1,279.45		1,279.45	
Net Other Items	1,279.45		1,279.45	
Cash Flow	12,643.31		12,643.31	
Beginning Cash	83,375.91		83,375.91	
Beginning Cash + Cash Flow	96,019.22		96,019.22	
Actual Ending Cash	96,019.22		96,019.22	

Expense Distribution

Exported On: 04/08/2021 03:31 PM

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

Payees: All

Bill Date Range: 01/01/2021 to 03/31/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6455 - General Maintenance							
2924	01/07/2021		Twin City Plumbing LLC	950.00	6080	01/07/2021	repair 3" water mail line at pressure tee
3971	01/07/2021	H5	Ag Town Property Maintenance	325.00	6074	01/07/2021	Installed new metal flashing around kitchen window.
9186730152	01/08/2021		HD Supply Facilities Maintenance	106.79	6082	01/12/2021	Doggie Bags
10415	01/25/2021	T4	The Clean Up Crew	40.00	6087	01/25/2021	Exterior meter box not sealed correctly, caulked and sealed meter box
3161	03/01/2021	T2	Twin City Plumbing LLC	185.00	6105	03/08/2021	Repair 1/2 copper line at kitchen ceiling broken during freeze
31046	03/01/2021	T2	Holman's Quality Plumbing	187.00	6101	03/08/2021	Capped 1/2 copper line broken on outside wall in kitchen
10596	03/08/2021		The Clean Up Crew	30.00	6104	03/08/2021	Removed guest parking signs from complex parking lot NO signs
				1,823.79			
6470 - Insurance							
	01/22/2021		Farmers Insurance Exchange	4,028.49	6085	01/22/2021	January 2021 - Monthly Insurance Payment
	02/22/2021		Farmers Insurance Exchange	4,028.49	6095	02/22/2021	February 2021 - Monthly Insurance Payment
F008428929-001-00001	03/01/2021		Farmers Insurance Exchange	4,040.49	6098	03/02/2021	March Insurance - Monthly Insurance Payment
				12,097.47			
6471 - Transfer to Reserves							
	01/01/2021		Wood Brook Condominiums Hoa	1,588.00	6072	01/03/2021	January 2021
	02/01/2021		Wood Brook Condominiums Hoa	1,588.00	6088	02/01/2021	February 2021
	03/01/2021		Wood Brook Condominiums Hoa	1,588.00	6097	03/02/2021	March 2021
				4,764.00			
6475 - Lawn/Property Maintenance							
2877	01/07/2021		Lopez Boyz	1,000.00	6078	01/07/2021	Monthly Lawn Maintenance
2951	01/18/2021		Lopez Boyz	60.00	6084	01/20/2021	Clean up debris from drainage area
3017	02/04/2021		Lopez Boyz	1,000.00	6091	02/08/2021	January Lawn Service
3064	03/08/2021		Lopez Boyz	200.00	6102	03/08/2021	cut tree that fell during freeze and branches throughout the property
3040	03/08/2021		Lopez Boyz	667.00	6102	03/08/2021	Feb lawn care
				2,927.00			
6540 - Management Fee							
	01/03/2021		Beal Properties	1,050.00	6071	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	1,050.00	6089	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	1,050.00	6096	03/02/2021	Management Fee for 03/2021
				3,150.00			
6695 - Pest Control							
11547	01/07/2021		D. Lee Pest Service LLC	108.25	6076	01/07/2021	Monthly Pest Control - November
12855	01/18/2021		D. Lee Pest Service LLC	108.25	6083	01/20/2021	Monthly Pest Control December
13529-	02/19/2021		D. Lee Pest Service LLC	108.25	6094	02/19/2021	Monthly Ppest Control - January 2021
				324.75			
6701 - Porter Service							
2090	01/07/2021		Robert Walker	300.00	6081	01/07/2021	Monthly Porter Service
2076	01/07/2021		Robert Walker	165.00	6081	01/07/2021	Bulk Trash Pickup
2099	02/04/2021		Robert Walker	120.00	6092	02/08/2021	Bulk Pick Up January - cabinets, old carpet and pads
2119	02/04/2021		Robert Walker	300.00	6092	02/08/2021	January Porter Service
2145	03/08/2021		Robert Walker	300.00	6106	03/08/2021	Feb Porter Service
2126	03/08/2021		Robert Walker	180.00	6106	03/08/2021	Bulk Pick Up Feb
				1,365.00			
6702 - Pool Expense							
2020844	01/07/2021		Oasis Pools	378.88	6079	01/07/2021	Monthly Pool Maintenance - December
2020812	01/07/2021		Oasis Pools	492.00	6079	01/07/2021	November 2020 Pool Service
2020889	02/08/2021		Oasis Pools	378.88	6093	02/08/2021	January Pool Maintenance
2021917	03/08/2021		Oasis Pools	418.82	6103	03/08/2021	Feb pool maintenance
				1,668.58			
6757 - Telephone Service							
1936704	01/07/2021		Kings III Of America, LLC	46.55	6077	01/07/2021	January Phone Service
1950523	01/25/2021		Kings III Of America, LLC	46.55	6086	01/25/2021	February Phone Service
1964000	03/01/2021		Kings III Of America, LLC	46.55	6099	03/02/2021	March Phone Service
1982602	03/25/2021		Kings III Of America, LLC	46.55	6107	03/26/2021	April Phone Service
				186.20			
6810 - Utilities							
530321-178122	01/04/2021		College Station Utilities	1,407.30	6075	01/07/2021	Water Bill
530321-178068	01/04/2021		College Station Utilities	52.98	6075	01/07/2021	BLDG N - Electric
530321-178018	01/04/2021		College Station Utilities	172.96	6075	01/07/2021	BLD G - Electric
530321-177962	01/04/2021		College Station Utilities	81.12	6075	01/07/2021	BLDG U - Electric

530321-177936	01/04/2021	College Station Utilities	84.10	6075	01/07/2021	BLDG C - Electric
530321-226484	01/04/2021	College Station Utilities	271.10	6075	01/07/2021	Electric for irrigation
530321-226484	02/04/2021	College Station Utilities	56.00	6090	02/08/2021	Electric for irrigation
530321-177936	02/04/2021	College Station Utilities	87.10	6090	02/08/2021	BLDG C - Electric
530321-177962	02/04/2021	College Station Utilities	87.46	6090	02/08/2021	BLDG U - Electric
530321-178018	02/04/2021	College Station Utilities	147.00	6090	02/08/2021	BLD G - Electric
530321-178068	02/04/2021	College Station Utilities	53.28	6090	02/08/2021	BLDG N - Electric
530321-178122	02/04/2021	College Station Utilities	1,477.45	6090	02/08/2021	Water Bill
530321-178018	03/08/2021	College Station Utilities	174.39	6100	03/08/2021	BLD G Electric
530321-177962	03/08/2021	College Station Utilities	80.52	6100	03/08/2021	BLDG U - Electric
530321-177936	03/08/2021	College Station Utilities	84.25	6100	03/08/2021	BLDG C - Electric
530321-226484	03/08/2021	College Station Utilities	32.95	6100	03/08/2021	Electric for irrigation
530321-178122	03/08/2021	College Station Utilities	1,709.25	6100	03/08/2021	Water Bill
530321-178068	03/08/2021	College Station Utilities	50.42	6100	03/08/2021	BLDG N - Electric
			6,109.63			
Total			34,416.42			

Homeowner Delinquency (As Of)

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

As of: 03/31/2021

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Homeowner Status	Tags	Phone Numbers	Amount Receivable	0-30	30+
No data to display							
Total					0.00	0.00	0.00

Business Market Rate Savings

March 31, 2021 ■ Page 1 of 4



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

Questions?

Available by phone 24 hours a day, 7 days a week:

We accept all relay calls, including 711

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

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (808)
P.O. Box 6995
Portland, OR 97228-6995

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IMPORTANT ACCOUNT INFORMATION

The following dedicated text telephone/telecommunication device for the deaf (TTY/TDD) lines are being retired on March 5, 2021: 800-877-4833, 800-419-2265 and 800-600-4833. We accept relay-assisted calls, including calls from the 711 service, when customers call any Wells Fargo customer service toll-free phone number. Wells Fargo will continue to provide excellent service to our deaf or hard of hearing customers and customers with speech disorders.

Statement period activity summary

Beginning balance on 3/1	\$108,734.81
Deposits/Credits	1,588.94
Withdrawals/Debits	- 0.00
Ending balance on 3/31	\$110,323.75

Account number: **██████████**

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

Business Market Rate Savings

March 31, 2021 ■ Page 1 of 4



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Statement period activity summary

Beginning balance on 1/1	\$40,258.04
Deposits/Credits	0.99
Withdrawals/Debits	- 0.00
Ending balance on 3/31	\$40,259.03

Account number: ~~210776700~~

WOOD BROOK OWNERS ASSOCIATION INC

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For Wire Transfers use

Routing Number (RTN): 121000248