

Southwest

Crossing

Townhomes

Annual HOA Meeting

February 13, 2016

10 am

Location

404 D University Dr. E.

College Station, Texas 77840

Website:

<http://www.swcrossinghoa.com/home>

Century 21, Beal Inc.

Brazos Valley Property Management

903 S Texas Avenue, College Station, TX 77840

Business (979)764-2500 Fax (979)764-0508

Southwest Crossing Townhomes Owner's Association

request your attendance at the **2016 Annual HOA Meeting** to be held at **Century 21, Beal Training office at 404 D University Dr. E., College Station, Texas 77840** on **Saturday, February 13, 2016 at 10 am.**

HOA MEETING AGENDA (10 am)

1. Roll Call
 2. Proof of meeting announcement
 3. Approval of 2014 Annual Meeting minutes
 4. Financial Reports:
 - a. 2014 & 2015 Financial Reports
 - b. Delinquent Dues
 - c. 2016 Budget
 - d. Sales
 5. Maintenance Issues (fences & landscaping)
 6. Discussion on Monthly HOA dues
 7. Election or Reinstatement of Officers and Board
 8. Old Business
 9. New Business
 10. Adjournment
-

2016 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

Or

(Circle one) Don Knowles Kristy Miller Jorge Gonzalez BVPM

As agent for me, and in my name and stead to vote as my Proxy at the 2016 annual meeting of the Southwest Crossing Townhomes Owner's Association, 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 February 13, 2016 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit Number(s)

Email Address

Current Phone Number

This proxy must be received by 5:30 pm February 12, 2016

You can mail **BVPM, 903 S. Texas Ave., College Station, Texas 77840**, Fax: 979-764-0508 or Email **bobw@century21bcs.com**

Southwest Crossing HOA

Meeting Minutes

June 28, 2014

10:09am

Call to order

Introductions of Attendees

Review of last meeting

Minutes from last meeting are missing

Reviewed repairs to the units in during the assessment

Repairs to exterior siding

Placement of vents in all of the units

Will reduce electricity bills

Will extend life of the roof

Delinquent assessments

One unit, has not paid \$6000.00 assessment

One other owner has refused to pay and we have turned them into legal.

Mr. Beal lent us the money interest free. We have paid back Property Management in full.

The previous owners was sued because he had purchased the home 2 weeks prior to the assessment approval.

Question about the delinquencies –

Circumstances around special assessment units, refusal to pay. Cannot make exceptions for one person and not another.

It's hard to foreclose on someone who is keeping up their monthly dues. (Which they are.)

2 units are paying as they can. One unit is paying when possible and 2nd unit is only payment when receives a letter from the attorneys.

No meeting in 2013.

We were very good about low maintenance in 2013.

Reviewed budget and where we are spending our money.

We collected \$57,000 and only spent \$48,000. So, we knocked a lot of that debt off.

Insurance, Lawn, and Mortgage Payment are the biggest dues right now.

Budget for 2013.

Brought in \$55,000. Collected a lot of past dues.

Spent \$48,000.

Discussed Lawn Maintenance

They are on a year schedule and mow more often in April and May.

Discussed trimming large shrubs that face Southwest Parkway.

Will try to integrate mowing schedule on our website.

We have a \$32,911 balance due on our loan. The construction loan started out as \$60,000, so we are about halfway through it.

We are paid off with Mr. Beal.

Setting up a reserve account as 10% of our income every year. We need it in a reserved named account.

4 houses have sold in the last 18 months. 2 houses are for sale currently and are under contract.

Discussed current sales prices and market coming back up.

Looking at 2014 budget, concerns about tree root and plumbing line issue. This cost us \$1800.00.

We've also had an expense that was a leaky roof that cost us over \$1800.00. The sheetrock was completely molded.

So, what are we going to do about the deficiencies in the budget?

We have no reserve account.

There are a lot of continuing repairs.

We need to look at new roofs in the next 4-5 years. We don't want another assessment if we can avoid it.

If we raise the dues \$15.00/unit, at 42 units, this is an additional \$630.00/month.

Fences are going to need to be repaired.

We need to reserve for roof repairs in the next few years.

Discuss the bylaws and how no one is abiding by the bylaws. What can we do to enforce these bylaws?

Are we giving tenants the signature page of the bylaws and making sure they abide by them?

(Back sheet of booklet - Southwest Crossing Rules & Regulations)

Danny Stribling made a motion to raise dues 15% to \$109.00/month. Dennis Brown seconded the motion.

Voting for raising dues all in favor. 10 in attendance were in favor. None opposed.

Effective date September 1, 2014.

How are we going to enforce the Rules & Regulations?

We are going to update the rules and enforce fines for those in violation.

Joey is going to install clips on the fences so that he can give notices.

When we update the Rules & Regulations, Joey will post to the website and allow all of the owners to view it prior to updated enforcement.

Comments about the landscaping.

It is looking much better.

Looking for ways to cut the cost. We are on a regular maintenance program.

We haven't been too proactive because we just haven't had the funds.

The gutters need to be cleaned out. They are loaded with leaves and this could be some of the roofing issues.

They need to be maintained on a consistent basis. The gutters don't have any screens on them.

Election of Officers or Reinstatement

Danny Stribling motioned to reinstate the existing board. Jean Wulfson seconded the motion.

The group voted.

All were in favor. 10 were in favor. None were opposed.

Discussed Homeowners Insurance requirements on the properties. They are not requiring insurance on any properties that aren't mortgaged. Joey is going to check on this.

Old business

Discussed foreclosing on the 2 homeowners that haven't paid their special assessment.

This is the board's decision to decide upon.

New business

We have a website!

C21bcshoa.com

Reference rules and regulations for the other properties on their websites.

Fines and fees will need to be included in the rules and regulations.

Demo on website for how to submit a maintenance issue and how to report a violation.

Fill out owner information and put in tenant information.

Rental Registration

Joey is going to find out if we have to do this.

Joey showed the breakdown on the budget.

Motion to accept the budget. Dennis Brown first. John Waller seconded.

All in favor. None opposed.

Meeting adjourned 12:11pm.

Cash Flow (Cash)
Southwest Crossing HOA - (southwes)
January 2015 - December 2015

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	210.00	0.33	210.00	0.33
Homeowners Association Dues	53,995.73	85.33	53,995.73	85.33
NET RENT INCOME	210.00	0.33	210.00	0.33
OTHER INCOME				
Capital Improvements Income	9,071.08	14.34	9,071.08	14.34
TOTAL OTHER INCOME	9,071.08	14.34	9,071.08	14.34
TOTAL INCOME	63,276.81	100.00	63,276.81	100.00
EXPENSES				
Legal Fees Owners CB	-100.23	-0.16	-100.23	-0.16
Fence Repair	1,936.32	3.06	1,936.32	3.06
General Maintenance	1,798.41	2.84	1,798.41	2.84
Insurance	13,069.10	20.65	13,069.10	20.65
Legal Fees (HOA)	157.38	0.25	157.38	0.25
Lawn/Property Maintenance	14,824.36	23.43	14,824.36	23.43
Maint. Mgmt. Fee	4,500.00	7.11	4,500.00	7.11
Mortgage/Note Payment	13,919.64	22.00	13,919.64	22.00
Office Expenses	12.13	0.02	12.13	0.02
Pest Control	2,771.20	4.38	2,771.20	4.38
Animal/Bat Removal	475.50	0.75	475.50	0.75
Plumbing Expense	1,236.35	1.95	1,236.35	1.95
Professional Fees	195.00	0.31	195.00	0.31
Roofing Expense	1,285.00	2.03	1,285.00	2.03
Utilities	952.88	1.51	952.88	1.51
TOTAL DIRECT EXPENSES	57,033.04	90.13	57,033.04	90.13
TOTAL EXPENSES	57,033.04	90.13	57,033.04	90.13
NET INCOME	6,243.77	9.87	6,243.77	9.87
ADJUSTMENTS				
Prepaid Rent	1,350.00		1,350.00	
TOTAL ADJUSTMENTS	1,350.00		1,350.00	
CASH FLOW	7,593.77		7,593.77	
Beginning Cash	-5,067.81			
Ending Balance	2,525.96			

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2015 - 12/2015
Check Date: 01/2015 - 12/2015

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6405 Legal Fees Owners CB										
215940	9728	02/10/15	southwes	peterso	2200	162.96		108162	03/05/15	Legal Fees for Smith
216050	9904	03/24/15	southwes	peterso	2200	62.50		108242	04/07/15	Draft/corr with Smith
216051	9905	03/24/15	southwes	peterso	2200	86.50		108242	04/07/15	Filing fee/corr/letter draft
						311.96	0.00			
6430 Fence Repair										
215759	121	01/01/15	southwes	tfry	2200	150.00		108089	02/03/15	REPAIR FALLING
215919	299	02/15/15	southwes	tfry	2200	150.00		108160	03/05/15	REPAIR FENCE AT 2511, 2X4
216105	347	03/05/15	southwes	tfry	2200	50.00		108245	04/07/15	GATE REPAIR 2528
216471	430	04/12/15	southwes	tfry	2200	315.00		108400	06/05/15	FENCE REPAIR - 2505/2507
216536	565	05/15/15	southwes	tfry	2200	250.00		108400	06/05/15	Repaired fence and gate that
216641	538	05/04/15	southwes	tfry	2200	91.24		108461	06/12/15	Repaired gate and fence at
216821	699	06/29/15	southwes	tfry	2200	61.24		108529	07/06/15	Replaced broken gate latch 600
217138	1698	08/20/15	southwes	tlcmaint	2200	192.45		108723	09/10/15	Repaired fence & gate at 2519
217272	950	08/01/15	southwes	tfry	2200	60.41		108709	09/04/15	Repaired gate that was falling
217273	949	08/15/15	southwes	tfry	2200	60.41		108709	09/04/15	Repaired gate and latch on
217294	906	08/18/15	southwes	tfry	2200	248.71		108714	09/08/15	Repaired fence and gate at Unit
217865	145	11/12/15	southwes	tfry	2200	45.26		108945	12/03/15	Repaired gate 2506
217869	170	11/13/15	southwes	tfry	2200	261.60		108945	12/03/15	Repaired a section of fence on
						1,936.32	0.00			
6455 General Maintenance										
215650	1383	12/10/14	southwes	tlcmaint	2200	465.00		108034	01/07/15	2507 Crosstimbers, repairs
216942	830	07/06/15	southwes	tfry	2200	177.06		108605	08/05/15	Sheetrock repairs from roof leak
216945	828	07/07/15	southwes	tfry	2200	354.12		108605	08/05/15	Sheetrock repairs, texture and
217415	967	09/23/15	southwes	tfry	2200	329.12		108793	10/06/15	Sheetrock repairs, texture and
217793	2504 Crosst	11/05/15	southwes	woodcraf	2200	473.11		108923	11/24/15	Reimbursed owner of 2504 for
						1,798.41	0.00			
6470 Insurance										
215628	TXH-29600	12/29/14	southwes	ipfs	2200	1,031.14		108033	01/07/15	
215737	TXH-29600	01/26/15	southwes	ipfs	2200	1,031.14		108085	02/03/15	
215893	TXH-29600	02/23/15	southwes	ipfs	2200	1,031.14		108153	03/05/15	
216062	TXH-29600	03/26/15	southwes	ipfs	2200	1,031.14		108248	04/07/15	
216283	TXH-29600	04/27/15	southwes	ipfs	2200	1,031.14		108332	05/06/15	
216860	7788	07/13/15	southwes	servicei	2200	3,015.65		108556	07/15/15	Southwest Crossing Annual
217001	TXH-41715	07/27/15	southwes	ipfs	2200	979.55		108598	08/05/15	Insurance for Southwest
217188	TXH-41715	08/26/15	southwes	ipfs	2200	979.55		108674	09/03/15	Insurance southwest crossing
217391	TXH-41715	09/25/15	southwes	ipfs	2200	979.55		108785	10/06/15	Insurance
217391	TXH-41715	09/25/15	southwes	ipfs	2200	-979.55		108785	10/06/15	Insurance
217391	TXH-41715	09/25/15	southwes	ipfs	2200	979.55		108796	10/06/15	Insurance
217663	TXH-41715	10/26/15	southwes	ipfs	2200	979.55		108867	11/05/15	Insurance
217887	TXH-41715	11/25/15	southwes	ipfs	2200	979.55		108956	12/03/15	insurance
						13,069.10	0.00			
6473 Legal Fees (HOA)										
215999	9845	02/27/15	southwes	peterso	2200	107.15		108194	03/16/15	SMITH SETTLEMENT
216013	9469	01/13/15	southwes	peterso	2200	225.23		108203	03/24/15	Forrest settlement
						332.38	0.00			
6475 Lawn/Property Maintenance										
215644	8025	12/31/14	southwes	jesse	2200	795.00		108024	01/07/15	Lawn care Crosstimbers
215862	8093	02/03/15	southwes	jesse	2200	795.00		108131	02/18/15	January monthly lawn
215965	8159	03/02/15	southwes	jesse	2200	795.00		108174	03/09/15	Monthly lawn maintenance
216128	8208	04/02/15	southwes	jesse	2200	795.00		108256	04/08/15	
216347	20056	05/01/15	southwes	horizon	2200	866.00		108320	05/06/15	
216348	20064	05/01/15	southwes	horizon	2200	497.95		108320	05/06/15	iRRIGATION REPAIRS, 2500
216477	1522	05/22/15	southwes	tlcmaint	2200	125.00		108401	06/05/15	2516 - TRIM TREES OFF
216491	20249	06/01/15	southwes	horizon	2200	866.00		108391	06/05/15	
216784	20536	07/01/15	southwes	horizon	2200	866.00		108519	07/06/15	Southwest Crossing monthly
216903	#2015-129	07/17/15	southwes	bvsgts	2200	3,788.75		108563	07/28/15	Trimmed 55 trees and hauled
216956	20703	08/01/15	southwes	horizon	2200	866.00		108597	08/05/15	Mowed and trimmed lawn
217047	20771	08/09/15	southwes	horizon	2200	106.30		108628	08/12/15	Repaired sprinkler system 2510
217181	20974	09/01/15	southwes	horizon	2200	866.00		108695	09/03/15	MOntly lawn maintenance at
217432	21173	10/01/15	southwes	horizon	2200	866.00		108784	10/06/15	Monthly lawn service

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2015 - 12/2015
Check Date: 01/2015 - 12/2015

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
217459	21198	10/03/15	southwes	horizon	2200	107.98		108784	10/06/15	2529 Crosstimbers sprinkler
217565	21262	10/01/15	southwes	horizon	2200	90.38		108835	10/22/15	Repaired irrigation system 2521
217651	21353	11/01/15	southwes	horizon	2200	866.00		108866	11/05/15	Monthly lawn maintenance
217886	21587	12/01/15	southwes	horizon	2200	866.00		108950	12/03/15	monthly lawn maintenance
						14,824.36	0.00			
6530 Maint. Mgmt. Fee										
215601	notes-2156	01/01/15	southwes	office		375.00		108010	01/02/15	Southwest Crossing Maint.
215763	notes-2157	02/01/15	southwes	office		375.00		108074	02/03/15	Southwest Crossing Maint.
215926	notes-2159	03/01/15	southwes	office		375.00		108145	03/05/15	Southwest Crossing Maint.
216074	notes-2160	04/01/15	southwes	office		375.00		108221	04/02/15	Southwest Crossing Maint.
216325	notes-2163	05/01/15	southwes	office		375.00		108305	05/04/15	Southwest Crossing Maint.
216495	notes-2164	06/01/15	southwes	office		375.00		108371	06/04/15	Southwest Crossing Maint.
216733	notes-2167	07/01/15	southwes	office		375.00		108499	07/02/15	Southwest Crossing Maint.
217004	notes-2170	08/01/15	southwes	office		375.00		108590	08/04/15	Southwest Crossing Maint.
217247	notes-2172	09/01/15	southwes	office		375.00		108677	09/03/15	Southwest Crossing Maint.
217436	notes-2174	10/01/15	southwes	office		375.00		108770	10/01/15	Southwest Crossing Maint.
217608	notes-2176	11/01/15	southwes	office		375.00		108848	11/02/15	Southwest Crossing Maint.
217808	notes-2178	12/01/15	southwes	office		375.00		108935	12/02/15	Southwest Crossing Maint.
						4,500.00	0.00			
6560 Mortgage/Note Payment										
215731	312141700	01/30/15	southwes	first	2200	1,159.97		108082	02/03/15	BANK NOTE
215917	312141700	03/01/15	southwes	first	2200	1,159.97		108152	03/05/15	LOAN PAYMENT
216095	312141700	04/01/15	southwes	first	2200	1,159.97		108229	04/02/15	Southwest Crossing Mortgage
216309	312141700	04/29/15	southwes	first	2200	1,159.97		108319	05/06/15	
216562	renocation	06/08/15	southwes	first	2200	1,159.97		108404	06/08/15	MORTgage payment southwest
216750	312141700	07/02/15	southwes	first	2200	1,159.97		108501	07/02/15	Southwest Crossing Loan
216935	312141700	08/01/15	southwes	first	2200	1,159.97		108584	08/04/15	Renovation loan Southwest
217195	312141700	09/01/15	southwes	first	2200	1,159.97		108673	09/03/15	Renovation mortgage payment
217369	312141700	10/01/15	southwes	first	2200	1,159.97		108766	10/01/15	Bank Loan for Southwest
217576	312141700	11/01/15	southwes	first	2200	1,159.97		108846	11/02/15	Renovation loan for Southwest
217872	312141700	12/01/15	southwes	first	2200	1,159.97		108951	12/03/15	Southwest crossing renovation
						12,759.67	0.00			
6665 Office Expenses										
215855	293996	02/06/15	southwes	copy	2200	12.13		108128	02/17/15	Printing payment coupons for
						12.13	0.00			
6695 Pest Control										
215595	12805	12/30/14	southwes	lonestar	2200	86.60		108025	01/07/15	
215752	12930	02/02/15	southwes	lonestar	2200	86.60		108086	02/03/15	
215899	13063	03/01/15	southwes	lonestar	2200	86.60		108154	03/05/15	
216066	13168	03/31/15	southwes	lonestar	2200	86.60		108238	04/07/15	
216285	13290	04/30/15	southwes	lonestar	2200	86.60		108322	05/06/15	
216479	13429	05/31/15	southwes	lonestar	2200	86.60		108392	06/05/15	
216789	13553	06/30/15	southwes	lonestar	2200	86.60		108522	07/06/15	Monthly pest Control service
216959	13702	08/02/15	southwes	lonestar	2200	86.60		108599	08/05/15	Monthly exterior pest control
216960	13712	08/02/15	southwes	lonestar	2200	1,732.00		108599	08/05/15	subterranean termite annual
217175	13853	08/31/15	southwes	lonestar	2200	86.60		108696	09/03/15	Monthly exterior Pest Control
217397	14011	09/25/15	southwes	lonestar	2200	86.60		108786	10/06/15	Monthly exterior pest control
217641	14142	11/01/15	southwes	lonestar	2200	86.60		108868	11/05/15	Monthly pest control
217878	14284	11/30/15	southwes	lonestar	2200	86.60		108953	12/03/15	Monthly Exterior Pest Service
						2,771.20	0.00			
6696 Animal/Bat Removal										
217525	4178	10/05/15	southwes	animalsa	2200	400.50		108811	10/08/15	Removed animal from chimney
217526	4182	10/06/15	southwes	animalsa	2200	75.00		108811	10/08/15	Repaired chimney so animals
						475.50	0.00			
6700 Plumbing Expense										
215661	12112	01/06/15	southwes	holman1	2200	241.00		108054	01/14/15	WATER METER LEAK 2510,
215664	11686	11/16/14	southwes	holman1	2200	60.00		108054	01/14/15	2517&2519 investigated water
215665	10449	06/23/14	southwes	holman1	2200	90.00		108054	01/14/15	2521 water leak investigation at
215736	19595	02/01/15	southwes	horizon	2200	108.25		108084	02/03/15	SVC CALL 2525 CROSS,
216446	13192	05/19/15	southwes	holman1	2200	170.00		108364	05/29/15	2530 SW - REPLACED VALVE
216699	20342	06/16/15	southwes	horizon	2200	81.19		108487	06/26/15	Water leak near meter.

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2015 - 12/2015
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
216907	13657	07/17/15	southwes	holman1	2200	190.00		108566	07/28/15	repaired broken irrigation
216910	20553	07/16/15	southwes	horizon	2200	109.66		108567	07/28/15	Repaired sprinkler system at
218028	15025	12/23/15	southwes	holman1	2200	186.25		109013	12/28/15	2509CT/3/4 female adapter
						1,236.35	0.00			
6705 Professional Fees										
217161	189926	08/20/15	southwes	thomp	2200	195.00		108705	09/03/15	Federal Corporation Income Tax
						195.00	0.00			
6750 Roofing Expense										
215890	02252015	02/25/15	southwes	santini	2200	85.00		108156	03/05/15	2516 CT roof repair
216306	042920152	04/29/15	southwes	santini	2200	75.00		108327	05/06/15	606 CROSSTIMBERS ROOF
216558	0604215	06/04/15	southwes	santini	2200	45.00		108399	06/05/15	roof correction and fill in on
216702	06162015	06/16/15	southwes	santini	2200	185.00		108489	06/26/15	600 Crosstimbers, removed
216837	619505	07/07/15	southwes	santini	2200	110.00		108547	07/10/15	2533 Crosstimbers (roof Leak)
216902	619507	07/14/15	southwes	santini	2200	165.00		108573	07/28/15	Repaired roof at 606
216929	072220151	07/22/15	southwes	santini	2200	65.00		108610	08/05/15	Repaired roof flashing and
216931	072220151	07/22/15	southwes	santini	2200	185.00		108610	08/05/15	Loose nails, larger flashing and
217394	090420153	09/27/15	southwes	santini	2200	85.00		108791	10/06/15	2531 Crosstimbers roof repair
217653	090420153	10/24/15	southwes	santini	2200	45.00		108875	11/05/15	2536 Crosstimbers (clean out
217660	010312015	10/31/15	southwes	santini	2200	85.00		108875	11/05/15	2504-2512 crosstimbers
217762	0111022015	11/10/15	southwes	santini	2200	110.00		108908	11/16/15	2501 Crosstimbers- removed
217784	011122015	11/12/15	southwes	santini	2200	45.00		108920	11/19/15	2525 Crosstimbers/ reset hawk
						1,285.00	0.00			
6810 Utilities										
215662	102153-174	12/29/14	southwes	city	2200	78.75		108053	01/14/15	
215820	102153-174	01/27/15	southwes	city	2200	78.75		108109	02/06/15	
216137	102153-174	03/26/15	southwes	city	2200	165.38		108261	04/10/15	
216161	102153-174	02/24/15	southwes	city	2200	78.75		108273	04/14/15	
216651	102153-174	05/28/15	southwes	city	2200	78.75		108454	06/12/15	Utilities southwest Crossing
216828	102153-174	06/24/15	southwes	city	2200	78.75		108538	07/09/15	2504 Crosstimbers
216949	102153-174	07/24/15	southwes	city	2200	78.75		108632	08/13/15	Security lights Crosstimbers
217302	102153-174	08/28/15	southwes	city	2200	78.75		108720	09/10/15	Utilities
217518	102153-174	09/26/15	southwes	city	2200	78.75		108810	10/08/15	utilities
217736	102153-174	10/28/15	southwes	city	2200	78.75		108890	11/06/15	utilities
217952	102153-174	11/24/15	southwes	city	2200	78.75		108975	12/10/15	utilities
						952.88	0.00			
						56,460.26	0.00			

Cash Flow (Cash)
Southwest Crossing HOA - (southwes)
January 2014 - December 2014

Prepared For:
Southwest Crossing Association
College Station, TX 77845

College Station, TX 77845

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	-153.75	-0.28	-153.75	-0.28
Homeowners Association Dues	55,246.00	99.37	55,246.00	99.37
Transfer Fee	300.00	0.54	300.00	0.54
NET RENT INCOME	-153.75	-0.28	-153.75	-0.28
OTHER INCOME				
Capital Improvements Income	204.00	0.37	204.00	0.37
TOTAL OTHER INCOME	504.00	0.91	504.00	0.91
TOTAL INCOME	55,596.25	100.00	55,596.25	100.00
EXPENSES				
Flooring Replacement	993.00	1.79	993.00	1.79
Capital Improvements / Construction	1,159.97	2.09	1,159.97	2.09
Electrical Repairs	121.98	0.22	121.98	0.22
Fence Repair	1,833.48	3.30	1,833.48	3.30
General Maintenance	2,342.06	4.21	2,342.06	4.21
Insurance	14,140.34	25.43	14,140.34	25.43
Legal Fees (HOA)	-181.77	-0.33	-181.77	-0.33
Lawn/Property Maintenance	8,542.27	15.36	8,542.27	15.36
Maint. Mgmt. Fee	4,500.00	8.09	4,500.00	8.09
Mortgage/Note Payment	12,859.67	23.13	12,859.67	23.13
Pest Control	2,771.20	4.98	2,771.20	4.98
Plumbing Expense	5,642.30	10.15	5,642.30	10.15
Professional Fees	201.00	0.36	201.00	0.36
Roofing Expense	940.00	1.69	940.00	1.69
Utilities	952.88	1.71	952.88	1.71
TOTAL DIRECT EXPENSES	56,818.38	102.20	56,818.38	102.20
TOTAL EXPENSES	56,818.38	102.20	56,818.38	102.20
NET INCOME	-1,222.13	-2.20	-1,222.13	-2.20
ADJUSTMENTS				
Prepaid Rent	-400.00		-400.00	
TOTAL ADJUSTMENTS	-400.00		-400.00	
CASH FLOW	-1,622.13		-1,622.13	
Beginning Cash	-3,445.68			
Ending Balance	-5,067.81			

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2014 - 12/2014
Check Date: 01/2014 - 12/2014

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
4520 Note Payment										
214149	312141700	04/02/14	southwes	first	2200	1,159.97		107346	04/03/14	Southwest/Loan Payment/31214
214255	312141700	04/02/14	southwes	first	2200	-1,159.97		395	04/10/14	Reverse payment coded wrong
						0.00	0.00			
6200 Flooring Replacement										
214789	Invoice #10	07/26/14	southwes	rsren	2200	993.00		107641	07/30/14	Replaced flooring in 2525 Crosst
						993.00	0.00			
6300 Capital Improvements / Constructio										
214787	312141700	07/23/14	southwes	first	2200	1,159.97		107645	08/06/14	
						1,159.97	0.00			
6390 Electrical Repairs										
214820	140708-01	07/08/14	southwes	mel	2200	121.98		107669	08/07/14	
						121.98	0.00			
6430 Fence Repair										
213637	1431	12/09/13	southwes	tfry	2200	137.48		107162	01/06/14	Gate repair at 2515 Crosstimber
214034	21421	02/11/14	southwes	tfry	2200	200.00		107284	03/06/14	Fence repair, install new post
214258	1162	04/08/14	southwes	tlcmaint	2200	396.00		107390	04/10/14	replaced 30' of 6' fence, repaired
215369	1110	10/27/14	southwes	tfry	2200	425.00		107905	11/05/14	REPAIR FENCE AT 2506, NEW
215392	1365	11/11/14	southwes	tlcmaint	2200	180.00		107919	11/14/14	SW2527 - REMOVED FENCE A
215397	1364	11/11/14	southwes	tlcmaint	2200	495.00		107919	11/14/14	2515 CROSS TIMBERS - TRIM
						1,833.48	0.00			
6455 General Maintenance										
213636	1426	12/12/13	southwes	tfry	2200	227.06		107162	01/06/14	Repaired ceiling in dining room a
214172	03302014	03/30/14	southwes	santini	2200	120.00		107365	04/07/14	Cut tree back/installed kick plate
214257	04092014	04/09/14	southwes	santini	2200	110.00		107389	04/10/14	#604, installed metal flashing an
214536	2567	05/27/14	southwes	tfry	2200	1,800.00		107546	06/05/14	606 Crosstimbers, removed all s
215046	1333	09/15/14	southwes	tlcmaint	2200	85.00		107780	09/17/14	Repaired two discolored spots o
						2,342.06	0.00			
6470 Insurance										
213609	TXH-17164	12/26/13	southwes	ipfs	2200	1,140.76		107158	01/06/14	Insurance payment Southwest C
213805	TXH-17164	01/27/14	southwes	ipfs	2200	1,086.44		107220	02/06/14	Insurance payment (Southwest
214004	TXH-17164	02/24/14	southwes	ipfs	2200	1,086.44		107292	03/06/14	Insurance
214147	TXH-17164	03/26/14	southwes	ipfs	2200	1,086.44		107361	04/07/14	Southwest/Insurance/TXH-1716
214323	TXH-17164	04/25/14	southwes	ipfs	2200	977.80		107443	05/06/14	
214755	7788	07/15/14	southwes	sig	2200	3,606.76		107627	07/17/14	Inusrance down payment for So
214795	TXH-29600	07/28/14	southwes	ipfs	2200	1,031.14		107660	08/07/14	
214940	TXH-29600	08/26/14	southwes	ipfs	2200	1,031.14		107739	09/08/14	
215126	TXH-29600	09/25/14	southwes	ipfs	2200	1,031.14		107801	10/01/14	
215126	TXH-29600	09/25/14	southwes	ipfs	2200	-1,031.14		107801	10/01/14	
215126	TXH-29600	09/25/14	southwes	ipfs	2200	1,031.14		107805	10/01/14	
215315	TXH-29600	10/27/14	southwes	ipfs	2200	1,031.14		107907	11/05/14	INSURANCE
215447	TXH-29600	11/25/14	southwes	ipfs	2200	1,031.14		107964	12/05/14	Insurance
						14,140.34	0.00			
6475 Lawn/Property Maintenance										
213627	11094	12/31/13	southwes	oneal	2200	541.25		107161	01/06/14	Monthly lawn service Southwest
213832	11162	02/03/14	southwes	oneal	2200	541.25		107223	02/06/14	Lawn Service
214018	11241	02/28/14	southwes	oneal	2200	541.25		107289	03/06/14	Lawn Service
214218	11352	04/07/14	southwes	oneal	2200	541.25		107371	04/07/14	Southwest/Lawn Service/11352/
214358	11410	04/30/14	southwes	oneal	2200	541.25		107437	05/06/14	monthly lawn service, herbicide
214409	1200	05/12/14	southwes	tlcmaint	2200	120.00		107464	05/13/14	2536 Crosstimbers, dog getting
214563	11459	05/31/14	southwes	oneal	2200	595.38		107543	06/05/14	Monthly lawn Maintenance at So
214703	11553	07/03/14	southwes	oneal	2200	676.57		107603	07/07/14	Monthly lawn maintenance
214853	11618	08/06/14	southwes	oneal	2200	676.57		107662	08/07/14	CLEARED BOTTOMS OF RED
215019	11646	09/02/14	southwes	oneal	2200	541.25		107748	09/08/14	
215154	7414	09/30/14	southwes	jesse	2200	795.00		107817	10/06/14	Monthly Lawn Maintenance Sout
215370	7867	11/03/14	southwes	jesse	2200	795.00		107891	11/05/14	
215509	7954	11/30/14	southwes	jesse	2200	795.00		107965	12/05/14	Monthly Lawn Care for Southwe
215514	10012014	10/01/14	southwes	bvsgts	2200	541.25		107960	12/05/14	TREE TRIM 2515-2519 CROSS

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2014 - 12/2014
Check Date: 01/2014 - 12/2014

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
215561	795258	12/18/14	southwes	tirado	2200	300.00		107999	12/19/14	2510 resod from meter repair.
						8,542.27	0.00			
6530 Maint. Mgmt. Fee										
213594	notes-2135	01/01/14	southwes	office		375.00		107154	01/06/14	Southwest Crossing Maint. Mng
213762	notes-2137	02/01/14	southwes	office		375.00		107205	02/03/14	Southwest Crossing Maint. Mng
213969	notes-2139	03/01/14	southwes	office		375.00		107274	03/03/14	Southwest Crossing Maint. Mng
214177	notes-2141	04/01/14	southwes	office		375.00		107349	04/03/14	Southwest Crossing Maint. Mng
214325	notes-2143	05/01/14	southwes	office		375.00		107425	05/01/14	Southwest Crossing Maint. Mng
214502	notes-2145	06/01/14	southwes	office		375.00		107529	06/03/14	Southwest Crossing Maint. Mng
214654	notes-2146	07/01/14	southwes	office		375.00		107586	07/01/14	Southwest Crossing Maint. Mng
214806	notes-2148	08/01/14	southwes	office		375.00		107648	08/06/14	Southwest Crossing Maint. Mng
214957	notes-2149	09/01/14	southwes	office		375.00		107724	09/02/14	Southwest Crossing Maint. Mng
215137	notes-2151	10/01/14	southwes	office		375.00		107811	10/02/14	Southwest Crossing Maint. Mng
215325	notes-2153	11/01/14	southwes	office		375.00		107881	11/04/14	Southwest Crossing Maint. Mng
215471	notes-2154	12/01/14	southwes	office		375.00		107943	12/03/14	Southwest Crossing Maint. Mng
						4,500.00	0.00			
6560 Mortgage/Note Payment										
213942	312141700	02/07/14	southwes	first	2200	1,209.97		107259	02/21/14	Mortgage payment
213983	312141700	03/05/14	southwes	first	2200	1,209.97		107283	03/06/14	payment on note to Prosperity
214256	312141700	04/02/14	southwes	first	2200	1,159.97		396	04/10/14	Interest payment on loan (south)
214338	312141700	05/02/14	southwes	first	2200	1,159.97		107429	05/02/14	Southwest Crossing 312141700
214541	312141700	06/07/14	southwes	first	2200	1,159.97		107535	06/04/14	Mortgage loan for Southwest cro
214641	312141700	06/25/14	southwes	first	2200	1,159.97		107589	07/01/14	loan payment for Southwest Cro
214941	312141700	08/25/14	southwes	first	2200	1,159.97		107721	09/02/14	
215131	312141700	10/01/14	southwes	first	2200	1,159.97		107799	10/01/14	Construction Loan (southwest Cr
215337	312141700	11/04/14	southwes	first	2200	1,159.97		107884	11/04/14	312141700 / Southwest Crossin
215484	312141700	12/01/14	southwes	first	2200	1,159.97		107949	12/03/14	LOAN PAYMENT
						11,699.70	0.00			
6695 Pest Control										
213615	11305	01/01/14	southwes	lonestar	2200	86.60		107159	01/06/14	Monthly exterior Pest Control
213814	11417	01/31/14	southwes	lonestar	2200	86.60		107221	02/06/14	Monthly exterior service
213999	11533	02/25/14	southwes	lonestar	2200	86.60		107293	03/06/14	Monthly exterior Service
214158	11639	04/02/14	southwes	lonestar	2200	86.60		107362	04/07/14	Southwest/Pest Control/11639/B
214362	11753	04/30/14	southwes	lonestar	2200	86.60		107436	05/06/14	
214519	11858	05/31/14	southwes	lonestar	2200	86.60		107541	06/05/14	Monthly exterior service -roache
214688	12006	06/30/14	southwes	lonestar	2200	1,732.00		107601	07/07/14	Subterranean termite annual ins
214689	11981	06/30/14	southwes	lonestar	2200	86.60		107601	07/07/14	Monthly exterior service (pest co
214829	12123	07/31/14	southwes	lonestar	2200	86.60		107661	08/07/14	
214972	12277	08/31/14	southwes	lonestar	2200	86.60		107747	09/08/14	
215161	12417	09/30/14	southwes	lonestar	2200	86.60		107818	10/06/14	Monthly exterior service Crossti
215317	12554	10/24/14	southwes	lonestar	2200	86.60		107899	11/05/14	
215451	12689	11/30/14	southwes	lonestar	2200	86.60		107966	12/05/14	Monthly Pest Control
						2,771.20	0.00			
6700 Plumbing Expense										
213706	9193	01/17/14	southwes	holman1	2200	83.57		107181	01/17/14	SW#2504/Replaced leaking hos
213729	9244	01/22/14	southwes	holman1	2200	365.00		107190	01/27/14	HOL1/9244/2525CROSS/WATE
214108	9754	03/19/14	southwes	holman1	2200	449.22		107327	03/24/14	After hour emergency call. 2536
214764	10746	07/22/14	southwes	holman1	2200	1,860.00		107636	07/29/14	
214765	10745	07/22/14	southwes	holman1	2200	400.00		107636	07/29/14	
214985	11122	09/02/14	southwes	holman1	2200	188.50		107738	09/08/14	
215048	18961	09/12/14	southwes	horizon	2200	340.45		107776	09/17/14	Repaired sprinkler system at 60
215049	18962	09/12/14	southwes	horizon	2200	276.58		107776	09/17/14	Repaired 2509 Crosstimmer bac
215050	18963	09/12/14	southwes	horizon	2200	248.98		107776	09/17/14	repaired back flow water line 25
215268	11518	10/20/14	southwes	holman1	2200	1,260.00		107867	10/28/14	Water meter line repair at 2508
215305	11631	10/30/14	southwes	holman1	2200	75.00		107893	11/05/14	REPLACE FAUCET ON 2514 -
215390	11713	11/10/14	southwes	holman1	2200	95.00		107913	11/11/14	Repaired leak at meter on owner
						5,642.30	0.00			
6705 Professional Fees										
214115	176507	03/20/14	southwes	thomp	2200	195.00		107335	03/27/14	Southwest/Income Tax/176507/
214400	66882001	05/07/14	southwes	secretar	2200	6.00		107453	05/06/14	Filing fee (nonprofit corporation)
						201.00	0.00			

Expense Distribution
southwes - Southwest Crossing HOA
Invoice Date: 01/2014 - 12/2014
Check Date: 01/2014 - 12/2014

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6750 Roofing Expense										
214293	4231014	04/23/14	southwes	santini	2200	265.00		107413	04/25/14	606 Crosstimbers - Roof leak
214588	50840141	06/08/14	southwes	santini	2200	245.00		107564	06/12/14	
214694	051220144	06/30/14	southwes	santini	2200	165.00		107607	07/07/14	Step Wall and gutter splash guar
214970	80620141	08/06/14	southwes	santini	2200	110.00		107742	09/08/14	
214986	8112014	08/11/14	southwes	santini	2200	45.00		107742	09/08/14	
215420	1102102014	11/21/14	southwes	santini	2200	110.00		107973	12/05/14	Roof repair on 2507 Cross Timb
						940.00	0.00			
6810 Utilities										
213697	102153-174	01/15/14	southwes	city	2200	78.75		107180	01/17/14	2504 Crosstimbers/Security light
213886	102153-174	01/27/14	southwes	city	2200	78.75		107216	02/06/14	Utility bill
214076	102153-174	03/15/14	southwes	city	2200	78.75		107309	03/17/14	
214267	102153-174	04/14/14	southwes	city	2200	78.75		107397	04/15/14	Southwest/utilities/102153-1749
214399	102153-174	04/25/14	southwes	city	2200	78.75		107452	05/06/14	Utilities
214575	102153-174	05/28/14	southwes	city	2200	78.75		107548	06/06/14	utilities
214753	102153-174	06/26/14	southwes	city	2200	78.75		107640	07/29/14	
214868	102153-174	07/28/14	southwes	city	2200	86.63		107680	08/11/14	
215032	102153-174	08/27/14	southwes	city	2200	78.75		107763	09/12/14	
215197	102153-174	09/25/14	southwes	city	2200	78.75		107826	10/06/14	
215399	102153-174	10/23/14	southwes	city	2200	78.75		107921	11/17/14	
215519	102153-174	11/21/14	southwes	city	2200	78.75		107982	12/10/14	
						952.88	0.00			
						55,840.18	0.00			



PROSPERITY BANK®

365 1 AB 0.416
SOUTHWEST CROSSING TOWNHOMES OWNER'S
404 D UNIVERSITY DR
COLLEGE STATION TX 77840

Date Due: 01/07/2016
Loan No: 312141700



LOAN PAYMENT NOTICE

NOTICE SUMMARY

Officer:	SH
Loan No:	312141700
Date Due:	01/07/2016
Amount Due:	\$1,159.97
Loan Balance:	\$13,152.94
Rate:	6.0000%
Payment Type:	REG
Interest Paid YTD:	\$1,217.70
Principal Due:	\$1,092.56
Interest Due:	\$67.41
Escrow Due:	\$0.00
Charges/Fees Due:	\$0.00
Total Amount Due:	\$1,159.97

NOTICE INFORMATION

Collateral Description:
ALL DUES & ANNUAL ASSESSM

Please remit your payment
for the above loans at your
earliest convenience.

If you have any questions, please contact our Customer Service Center at 800-531-1401

Payments or other concerns, Mail to:

1205 N. Navarro St., Victoria, Texas 77901-6049 for Texas Customers
4631 NW 23rd St., Oklahoma City, OK 73127 for Oklahoma Customers



101151 : 00036501

MEMBER FDIC



NYSE Symbol "PB"

Southwest Crossing HOA Budget
2016 Proposed Budget

	2015 (Budget)	2015 (Actual)	2016 (Budget)
47,880 = 100%			
HOA Dues Collected	54,936.00	55,345.73	60,500.00
	(100%)		
Late fees/Admin Fees		210.00	
Special Assessment Income		9,071.08	
<hr/>			
Total Income	54,936.00	64,626.81	60,500.00

Expenses:

Lawn Maintenance	10,500.00	14,824.36	13,392.00
Insurance	13,500.00	13,069.10	13,000.00
Pest Control	2,800.00	3,246.70	3,000.00
Plumbing Expense	2,000.00	1,236.35	1,500.00
Utilities	965.00	952.88	965.00
Management Fees	4,500.00	4,500.00	5,000.00
General Maintenance	3,200.00	1,798.41	1,500.00
Postage, Mail, Misc.	100.00	12.13	100.00
Legal & Professional	500.00	252.15	350.00
Fence Repair	1,750.00	1,936.32	500.00
Roof Repair	900.00	1,285.00	1,000.00
Mortgage Payment	13,919.64	13,919.64	13,919.64
Transfer to Reserve Acct:	0.00	0.00	6,050.00

Capital Improvement Items:

Fence Replacement	0.00	0.00	0.00
Total Expenses:	54,684.64	57,033.04	60,276.64

Difference: <4,701.04> +7,593.77 +223.36

Monthly Mortgage Payment \$1159.97 for a \$60,000.00 construction note for 5 years or 60 months. Balance of loan 12/31/2015 / \$13,152.94

Southwest Crossing HOA Budget
2015 Proposed Budget

	2014 (Budget)	2014 (Actual)	2015 (Budget)
47,880 = 100%			
HOA Dues Collected	46,443.60 (97%)	54,846.00	54,936.00 (100%)
Late fees/Admin Fees		350.25	
Total Income	46,443.60	55,196.25	54,936.00

Expenses:

Lawn Maintenance	7,000.00	8,542.27	10,500.00
Insurance	13,500.00	14,140.34	13,500.00
Pest Control	2,900.00	2,771.20	2,800.00
Plumbing Expense	2,500.00	5,642.30	2,000.00
Utilities	975.00	952.88	965.00
Management Fees	4,500.00	4,500.00	4,500.00
General Maintenance	3,000.00	3,457.04	3,250.00
Postage, Mail, Misc.	100.00	0.00	100.00
Legal & Professional	500.00	19.23	500.00
Fence Repair	1,500.00	1,833.48	1,750.00
Roof Repair	750.00	940.00	900.00
Mortgage Payment	13,919.64	14,019.64	13,919.64

Capital Improvement Items:

Roof Replacement	0.00	0.00	0.00
Fence Replacement		0.00	0.00
Total Expenses:	51,144.64	56,818.38	54,684.64

Difference: <4,701.04> <1,622.13> +251.36

Monthly Mortgage Payment \$1159.97 for a \$60,000.00 construction note for 5 years or 60 months. Balance of loan 12/31/2014 / \$25,854.30

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 02/10/16 at 9:35 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency', 'Under Contract w/ Backup' Status is one of 'Sold', 'Option Contract', 'Under Contract' Status Contractual Search Date is 02/10/2016 to 12/17/2014 Street Name is like 'cross timbers'"

Residential

Active Properties	MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/Sqft	List Price	DOM
	1600078	2532 Cross Timbers Drive	2	1/1	NONE		Southwest Crossing	1986	1,115	\$116,50	\$129,900	36

# LISTINGS:	Medians:	Minimums:	Maximums:	Averages:
1	1986	1,115	\$116,50	\$129,900
	1986	1,115	\$116,50	\$129,900
	1986	1,115	\$116,50	\$129,900
	1986	1,115	\$116,50	\$129,900

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
	101175	2531 CROSS TIMBERS DI	2	2/-			Southwest Crossing	1986	992	\$118,45	\$117,500	\$110,000	\$110.89	09/10/2015	93.62	5
	96458	2516 CROSS TIMBERS DI	2	2/-	NONE		Southwest Crossing	1986	992	\$112,90	\$112,000	\$112,000	\$112.90	02/27/2015	100.00	9

# LISTINGS:	Medians:	Minimums:	Maximums:	Averages:
2	1986	992	\$115,68	\$114,750
	1986	992	\$112,90	\$112,000
	1986	992	\$118,45	\$117,500
	1986	992	\$115,68	\$114,750

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$112,000	\$129,900	\$119,800	\$117,500
Sold Price	\$110,000	\$112,000	\$111,000	\$111,000

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 *** This is a broker price opinion or comparative market analysis and should not be considered an appraisal. ***
 Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/09/2015

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	PHONE (A/C, No, Ext): (979) 774-3900	COMPANY Oklahoma Specialty Insurance Co 8144 Walnut Hill Ln Ste 1400 Dallas TX 75231- (214)206-4900
FAX (A/C, No): (979) 774-3955	E-MAIL ADDRESS: jody.hatla@sigbcs.com	
AGENCY CUSTOMER ID #: 7788	CODE:	SUB CODE:
INSURED Southwest Crossing Townhome Association c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	LOAN NUMBER	POLICY NUMBER 9119
	EFFECTIVE DATE 07/15/2015	EXPIRATION DATE 07/15/2016
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION 2500-2537 Crosstimbers & 600-606 Crosstimbers College Station, TX 77840

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Buildings - Replacement Cost, Special Form (25,000 wind/hail deduct.)	2,687,000	10,000

REMARKS (Including Special Conditions)

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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INTEREST

AI 002844

NAME AND ADDRESS Proof of Insurance	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 		

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy No. NPP2562420

Effective Date: 07/15/2015
12:01 AM STANDARD TIME

LIMITS OF INSURANCE

Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$5,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$2,000,000
Hired and Non-owned Auto Each Occurrence	Included
Hired and Non-owned Auto Aggregate	Included

LIABILITY DEDUCTIBLE \$0

LOCATIONS OF ALL PREMISES YOU OWN, RENT OR OCCUPY

Location	Address	Territory
1	2500 Cross Timbers, College Station, TX 77840	006

PREMIUM COMPUTATION

Loc	Classification	Code No.	Premium Basis	Pr/Co	Rate		Advance Premium	
					All Other	Pr/Co	All Other	All Other
1	Community Associations - Not-for-Profit only	68500	42 Per Unit	Included	7.500	Included		\$315
1	Additional Insured - Townhouse Association	49950	1 Flat	Included	0.000	Included		Included
1	Non-Owned & Hired Automobile Liability	90099	Flat	Included	150.000	Included		\$150
MINIMUM PREMIUM FOR GENERAL LIABILITY COVERAGE PART:								\$500
TOTAL PREMIUM FOR GENERAL LIABILITY COVERAGE PART:								\$500 MP
(This Premium may be subject to adjustment.) MP - minimum premium								

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:
See Form EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.