

The Villas of Westwood Homeowners Association, Inc.



2023 Annual Meeting
Wednesday, September 27th,
@5:30pm

Villas at Westwood

Beal Properties Inc.

3363 University Dr East Suite 215
Bryan Texas 77802
979-764-2500 www.bealbcshoa.com

The Homeowner's Association of Villas at Westwood requests your attendance at the 2023 Annual Homeowner's Meeting to be held Wednesday, September 27th, 2023 at 5:30 pm at Beal Properties, 3363 University Dr East Suite 215. The meeting will also be held via Zoom for those who do not wish to attend in person. The Zoom link will be posted on the website at www.bealbcshoa.com on the Villas at Westwood page. This proxy will need to be filled out and returned to Beal Properties no later than 5:00pm on Wednesday, September 27th, 2023.

Villas at Westwood Homeowners Association, Inc. 2023 Annual Meeting Agenda

1. Call Meeting to Order
2. Establish Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading of Minutes
5. YTD Financial Review
6. Unfinished Business
7. New business
8. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
or (circle one)

DOUGLAS HERBST

DONNA MOREFIELD

SHERI PAPPAS

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Villas at Westwood Home 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 September 27th, 2023 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Signature

Address



Villas of Westwood Main

Annual Meeting

June 14, 2022

Attending: Sheri Papas, Doug Herbst, Tony Meyers, Marrienne Ryan

Meeting Scribe: Donna Morefield

- 6:06 Meeting start
- 6:08 Financials
 - Cash flow for 2021 pages 8-9, ended with \$20,490.67
 - Review expenses for 2021
 - Cash flow for YTD on page 13, ended with \$28,215.90
 - Reserve Account is \$3,488.00
 - Operating expenses per month are roughly \$2,500 without insurance
 - \$186.45 is the most we could increase dues per month, 10% limit
- 6:25 Rules and Regulations
 - Created to make rules easy for tenants to understand
 - Still being worked on, once approved tenants will be notified 45 days before violations will be issued
- 6:31 Comparative Market Analysis
 - 4 – listed and sold
 - Average sold price is \$148,000
- 6:31 Review of Insurance Certificate
- 6:38 New Business
 - Toni is getting bid for entrance sign
- 6:43 Adjourned

Villas of Westwood Main

Board Meeting

October 20, 2022

Attending: Sheri Papas, Doug Herbst, Tony Meyers, Terri Thigpin

Meeting Scribe: Donna Morefield

- 5:30 Meeting called to order
- 5:32 Prior meeting notes approved
- 5:32 Financials & Management Reports
 - Review financials on pages of board packet
 - Plumbing repairs were sprinklers and main water line
 - \$1243.42 cents per month for new insurance. New company has a lower deductible
 - 2023 budget is being worked on, will be voted on at next meeting in January
 - Received quotes to repaint entry sign, asked to get a quote to have it replaced before a decision is made. Toni will get quote for this option
 - When a unit is sold, the new owner will have to pay a capital contribution charge
- 5:47 Unfinished Business
 - Rules and Regs approved by all members. Will be filed with the county, then we will work on sending letter to the homeowners
- 5:55 New Business
 - Need to have the lawn crew to clean vines that are on the fence
 - Working on 2023 sign
 - Get quote for replacement of entry sign
- 6:05 Next meeting
 - January 19, 2023, 5:30 PM
- 6:05 Adjourn

Villas at Westwood Main

Board Meeting

May 16, 2023

Attending: Sheri Papas, Doug Herbst, Persia Burgess, Terry Thigpin

Scribe: Donna Morefield

- 5:59 PM Call to order
- 6:00 PM Prior Meeting Minutes Approved
- 6:01 PM Financial Report
 - Details in attached Board Member packet
 - Covers 06/31/2022 – 05/31/2023
 - \$6,958.00 in reserves, \$348.00 is going in monthly
 - Suggestion by Terri to move money from operating account to reserves
 - Will start a capital contribution charge, that will be paid by the seller. \$100 for the sale of a unit
- 6:23 PM Management Report
 - \$9.78 is the current outstand amount which is from two accounts
 - No violations
 - 5 service requests during first quarter
 - It was found that several vents were damaged by rodents. Persia will get a quote to repair all
 - Rules and Regulations still need to be filed with the county
- 6:29 PM Old Business
 - Donna & Sheri are working on entrance sign
- 6:29 PM New Business
 - BTU has been notified about the transformer
 - Items to work on
 - Pond growth
 - Excel towing sign, also need understanding on what Excel does/does not do
 - Exterior storage doors
 - Need to know how many rental units' verses are owned homes
 - Shrubs/Trees and plants
 - Fire lane needs to be repainted
 - Power washing of side of buildings
 - Need the map of the water mains, Sheri will contact City of Bryan
 - 1808 is under contract for \$217,000
 - What is given to new renters?
 - Beal sends a copy of rules and regulations

- Due increase to be determined next meeting
- 6:48 PM Next meeting
 - July 8th at 9:00 AM
- 6:51 PM Meeting Adjourned

Villas at Westwood Main

July 07,2023

Attending: Toni Meyers, Sheri Pappas, Doug Herbst, and Donna Morefield

Attending: Sheri Pappas, Doug Herbst, Donna Morefield and Persia Burgess

- 10:02 Call to Order
- Review last meeting minutes
 - Approved
- Financials
 - \$9,881 brought in
 - Expenses exceeding income
 - Reserve: \$8,002
- Management Report
 - \$11.28 delinquencies, will continue to contact
 - No violations
 - 5 maintenance requests. All complete except for window leak
 - Still working on pending projects
- Old Business
 - Landscaping quote review
 - Approved to replace missing Indian Hawthorns and mulch flowerbeds in the fall
 - Need updated quote for this
 - Fire lanes repaint
 - Approved to repaint for \$1,500
 - Power washing
 - Not approved at this time
 - Overgrowth in pond
 - Approved for treatment
 - Ask company for a recommended treatment process that we could do
 - Exterior storage doors
 - Need quote that shows prices for full job, not just cost of door
- New Business
 - Approved dues increase to \$184 starting 10/01/2023
 - Immediately transfer \$4,000 to reserves
 - Approved for new buyers to pay \$335 in HOA
 - Homeowners/Property Management can call tow company
 - Sheri is working on water main labeling
- Action Items
 - Exterior paint colors
 - Doug will send info for exterior door
 - Donna will send info for light brown
- Rules and Regs
 - Toni has filed with county and received approval
- Next Meeting
 - October 21, 2023, at 10:00AM
- 11:05 Meeting Adjourned

Cash Flow

Beal Properties

Properties: Villas of Westwood HOA - 1800-1872 W Villa Maria Bryan, TX 77807

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Cash

Additional Cash GL Accounts: None

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				
Late Fees\NSF Rent	70.00	0.18	70.00	0.18
Homeowners Association Dues	39,844.22	99.81	39,844.22	99.81
Certified Mail Charges Recovered	4.28	0.01	4.28	0.01
Total Operating Income	39,918.50	100.00	39,918.50	100.00
Expense				
General Maintenance	299.69	0.75	299.69	0.75
Insurance	4,549.80	11.40	4,549.80	11.40
Transfer to Reserves	4,176.00	10.46	4,176.00	10.46
Lawn/Property Maintenance	11,543.00	28.92	11,543.00	28.92
Management Fee	4,800.00	12.02	4,800.00	12.02
Pest Control	1,039.20	2.60	1,039.20	2.60
Plumbing Expense	600.00	1.50	600.00	1.50
Professional Fees	485.00	1.21	485.00	1.21
Sign Expense	79.60	0.20	79.60	0.20
Utilities	3,420.51	8.57	3,420.51	8.57
Total Operating Expense	30,992.80	77.64	30,992.80	77.64
NOI - Net Operating Income	8,925.70	22.36	8,925.70	22.36
Total Income	39,918.50	100.00	39,918.50	100.00
Total Expense	30,992.80	77.64	30,992.80	77.64
Net Income	8,925.70	22.36	8,925.70	22.36
Other Items				
Prepayments	-680.50		-680.50	
Net Other Items	-680.50		-680.50	
Cash Flow	8,245.20		8,245.20	
Beginning Cash	20,490.67		20,490.67	
Beginning Cash + Cash Flow	28,735.87		28,735.87	
Actual Ending Cash	28,735.87		28,735.87	

Cash Flow

Beal Properties

Properties: Villas of Westwood HOA - 1800-1872 W Villa Maria Bryan, TX 77807

Date Range: 10/01/2022 to 09/26/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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				
Late Fees\NSF Rent	105.00	0.26	175.00	0.25
Homeowners Association Dues	40,195.50	99.74	70,343.72	99.75
Certified Mail Charges Recovered	0.00	0.00	4.28	0.01
Total Operating Income	40,300.50	100.00	70,523.00	100.00
Expense				
HOA Dues - Refund of Overpayment	167.50	0.42	167.50	0.24
General Maintenance	708.66	1.76	1,008.35	1.43
Insurance	13,563.57	33.66	14,953.00	21.20
Transfer to Reserves	4,176.00	10.36	7,308.00	10.36
Lawn/Property Maintenance	10,571.59	26.23	19,261.27	27.31
Special Projects	1,623.75	4.03	1,623.75	2.30
Management Fee	4,885.00	12.12	8,485.00	12.03
Pest Control	3,489.98	8.66	4,269.38	6.05
Plumbing Expense	590.00	1.46	1,190.00	1.69
Professional Fees	485.00	1.20	485.00	0.69
Sign Expense	0.00	0.00	79.60	0.11
Utilities	3,268.90	8.11	5,640.74	8.00
Total Operating Expense	43,529.95	108.01	64,471.59	91.42
NOI - Net Operating Income	-3,229.45	-8.01	6,051.41	8.58
Total Income	40,300.50	100.00	70,523.00	100.00
Total Expense	43,529.95	108.01	64,471.59	91.42
Net Income	-3,229.45	-8.01	6,051.41	8.58
Other Items				
Prepayments	-251.50		-541.00	
Net Other Items	-251.50		-541.00	
Cash Flow	-3,480.95		5,510.41	
Beginning Cash	29,482.03		20,490.67	
Beginning Cash + Cash Flow	26,001.08		26,001.08	
Actual Ending Cash	26,168.58		26,168.58	

Bill Detail

Exported On: 2023-09-26 10:03:35 -0500

Properties: Villas of Westwood HOA - 1800-1872 W Villa Maria Bryan, TX 77807

Payees: All
 Payment Type: All
 Created By: All
 GL Accounts: All
 Bill Status: All
 Date Type: Bill Date
 Date Range: 01/01/2022 to 12/31/2022
 Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Unit	Payee Name	Paid	Check #	Paid Date	Description
6455 - General Maintenance									
14053	02/08/2022	02/08/2022	6455 - General Maintenance		Pappas, Sheri	42.22	125046	02/08/2022	Winterizing material for freeze
13737	04/07/2022	04/07/2022	6455 - General Maintenance		T. Fry Make Ready	60.00	126517	04/07/2022	Fasten sign to building.
13916	07/07/2022	07/07/2022	6455 - General Maintenance	1872*	T. Fry Make Ready	132.47	126708	07/07/2022	#1872 -- Kilz & paint water stains on ceiling
7256	08/12/2022	08/12/2022	6455 - General Maintenance	1832	Ag Town Property Maintenance	65.00	126769	08/12/2022	1832 - Reattached trim on the siding.
						299.69			
6470 - Insurance									
8001350	06/22/2022	06/22/2022	6470 - Insurance		RLI Surety	186.00	126684	06/27/2022	Insurance Payment
30959983	09/26/2022	10/05/2022	6470 - Insurance		AmTrust North America	1,203.43	126835	09/26/2022	Insurance Payment
WPP1987088	10/31/2022	10/31/2022	6470 - Insurance		AmTrust North America	1,700.77	126912	11/01/2022	Insurance Payment
WPP1987088	11/02/2022	11/02/2022	6470 - Insurance		AmTrust North America	241.17	126919	11/08/2022	Blanket Property Limit - Lender Requested per Kathy
30959983	12/05/2022	12/05/2022	6470 - Insurance		AmTrust North America	1,218.43	126967	12/07/2022	Monthly Insurance Premium
						4,549.80			
6471 - Transfer to Reserves									
	01/01/2022	01/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	124958	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022	02/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	125023	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022	03/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	125075	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022	04/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126512	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022	05/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126562	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022	06/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126631	06/03/2022	June 2022 - Transfer to Reserves
	07/01/2022	07/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126702	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022	08/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126755	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022	09/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126802	09/01/2022	September 2022 - Transfer to Reserves
	10/01/2022	10/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126851	10/03/2022	October 2022 - Transfer to Reserves
	11/01/2022	11/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126907	11/01/2022	November 2022 - Transfer to Reserves
	12/01/2022	12/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126958	12/01/2022	December 2022 - Transfer to Reserves
						4,176.00			
6475 - Lawn/Property Maintenance									
VW23	01/12/2022	01/12/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	124980	01/12/2022	Monthly Lawn Maintenance
VW24	02/08/2022	02/08/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	125042	02/08/2022	Monthly Lawn Maintenance
VW25	03/07/2022	03/07/2022	6475 - Lawn/Property Maintenance		Lawn Stars	941.78	125091	03/07/2022	Monthly Lawn Maintenance
VW26	04/12/2022	04/12/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126529	04/12/2022	Monthly Lawn Maintenance
VW27	05/18/2022	05/18/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126605	05/18/2022	Monthly Lawn Maintenance
VW28	06/09/2022	06/09/2022	6475 - Lawn/Property Maintenance		Lawn Stars	1,353.13	126650	06/10/2022	Monthly Lawn Maintenance
VW29	07/22/2022	07/22/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126730	07/22/2022	
4431	08/08/2022	08/08/2022	6475 - Lawn/Property Maintenance		Lopez Boyz	100.00	126764	08/08/2022	Changed irrigation clock schedule for complex
VW30	08/12/2022	08/12/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.87	126773	08/12/2022	lawn maintenance
VW30	08/12/2022	08/12/2022	6475 - Lawn/Property Maintenance		Lawn Stars	611.62	126773	08/12/2022	sprinkler repair
VW31	09/08/2022	09/08/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126825	09/12/2022	Monthly Lawn Maintenance
VW32	10/11/2022	10/11/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126875	10/11/2022	Monthly Maintenance
4677	11/07/2022	11/07/2022	6475 - Lawn/Property Maintenance		Lopez Boyz	120.00	126916	11/07/2022	Picked up trash and fallen branches on property
VW33	11/10/2022	11/10/2022	6475 - Lawn/Property Maintenance		Lawn Stars	1,109.56	126931	11/11/2022	Monthly maintenance / Sprinkler repair
VW34	12/06/2022	12/06/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126973	12/07/2022	Monthly Lawn Maintenance
						11,543.00			
6540 - Management Fee									
	01/12/2022	01/12/2022	6540 - Management Fee		Beal Properties	400.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022	02/10/2022	6540 - Management Fee		Beal Properties	400.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022	03/14/2022	6540 - Management Fee		Beal Properties	400.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022	04/11/2022	6540 - Management Fee		Beal Properties	400.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022	05/09/2022	6540 - Management Fee		Beal Properties	400.00	126585	05/09/2022	Management Fee for 05/2022
	06/06/2022	06/06/2022	6540 - Management Fee		Beal Properties	400.00	126636	06/06/2022	Management Fee for 06/2022
	07/11/2022	07/11/2022	6540 - Management Fee		Beal Properties	400.00	126711	07/11/2022	Management Fee for 07/2022
	08/08/2022	08/08/2022	6540 - Management Fee		Beal Properties	400.00	126763	08/08/2022	Management Fee for 08/2022
	09/01/2022	09/01/2022	6540 - Management Fee		Beal Properties	400.00	126809	09/07/2022	Management Fee for 09/2022
	10/03/2022	10/03/2022	6540 - Management Fee		Beal Properties	400.00	126852	10/03/2022	Management Fee for 10/2022
	11/01/2022	11/01/2022	6540 - Management Fee		Beal Properties	400.00	126920	11/08/2022	Management Fee for 11/2022
	12/05/2022	12/05/2022	6540 - Management Fee		Beal Properties	400.00	126959	12/05/2022	Management Fee for 12/2022
						4,800.00			
6695 - Pest Control									
24666	01/07/2022	01/07/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	124964	01/07/2022	Monthly Pest Control
24811	02/08/2022	02/08/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	125041	02/08/2022	Monthly Pest Control
24949	03/07/2022	03/07/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	125090	03/07/2022	Monthly Pest Control
25085	04/12/2022	04/12/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126528	04/12/2022	Monthly Pest Control
25228	05/05/2022	05/05/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126569	05/05/2022	Monthly Pest Control
25374	06/09/2022	06/09/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126649	06/10/2022	Monthly Pest Control
25536	07/07/2022	07/07/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126706	07/07/2022	Monthly Pest Control
25682	08/12/2022	08/12/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126772	08/12/2022	Monthly Pest Control
25857	09/08/2022	09/08/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126824	09/12/2022	Monthly Pest Control
26041	10/11/2022	10/11/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126874	10/11/2022	Monthly Exterior Service
26193	11/10/2022	11/10/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126930	11/11/2022	Monthly Exterior Service
26338	12/05/2022	12/05/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126963	12/07/2022	Monthly Pest Control
						1,039.20			
6700 - Plumbing Expense									
4484	05/05/2022	05/05/2022	6700 - Plumbing Expense		Twin City Plumbing LLC	380.00	126573	05/05/2022	Repaired water leak in a 1" main water line
4693	08/12/2022	08/12/2022	6700 - Plumbing Expense	1832	Twin City Plumbing LLC	220.00	126778	08/12/2022	Repair 1/2" water line from sprinkler system.
						600.00			
6705 - Professional Fees									
216734	11/10/2022	11/10/2022	6705 - Professional Fees		Thompson, Derrig and Craig, P.C.	485.00	126935	11/11/2022	Tax Return Preparation

6753 - Sign Expense									
465-60624	05/26/2022	05/26/2022	6753 - Sign Expense	Pappas, Sheri	79.60	126611	05/26/2022	Reimbursement for Bulk Trash Sign	
6810 - Utilities									
2005833	01/24/2022	01/24/2022	6810 - Utilities	Bryan Texas Utilities	44.22	124994	01/24/2022	utilities - electric - water	
2005833	02/16/2022	02/16/2022	6810 - Utilities	Bryan Texas Utilities	44.30	125057	02/16/2022	utilities - water -electrical	
2005833	03/25/2022	03/25/2022	6810 - Utilities	Bryan Texas Utilities	44.49	125116	03/25/2022	utilities - electrical - water	
2005833	04/22/2022	04/22/2022	6810 - Utilities	Bryan Texas Utilities	44.30	126543	04/22/2022	utilities - electrical - water	
2005833	05/18/2022	05/18/2022	6810 - Utilities	Bryan Texas Utilities	209.11	126599	05/18/2022	utilities - electrical - water	
2005833	06/22/2022	06/22/2022	6810 - Utilities	Bryan Texas Utilities	421.40	126678	06/27/2022	Electric, Water	
2005833	07/30/2022	07/30/2022	6810 - Utilities	Bryan Texas Utilities	484.50	126737	07/31/2022	Utilities - Electric - Water	
2005833	08/18/2022	08/18/2022	6810 - Utilities	Bryan Texas Utilities	1,079.52	126788	08/19/2022	utilities - water -electrical	
2005833	10/07/2022	10/07/2022	6810 - Utilities	Bryan Texas Utilities	336.46	126861	10/10/2022	Utilities - Electric and Water	
2005833	10/27/2022	10/27/2022	6810 - Utilities	Bryan Texas Utilities	281.04	126891	10/27/2022	Utilities - Electric and Water	
2005833	11/17/2022	11/17/2022	6810 - Utilities	Bryan Texas Utilities	431.17	126946	11/18/2022	2041 Westwood Main	
					3,420.51				
Total					30,992.80				

Bill Detail

Exported On: 2023-09-28 16:23:48 -0500

Properties: Villas of Westwood HOA - 1800-1872 W Villa Maria Bryan, TX 77807

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 10/01/2022 to 09/26/2023

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Unit	Payee Name	Paid	Check #	Paid Date	Description
	06/12/2023	06/12/2023	6101 - HOA Dues - Refund of Overpayment	1808	Smith, Jason	167.50	127276	06/12/2023	Jason Smith, Villas of Westwood HOA - 1808: Move Out Refund
6455 - General Maintenance									
4833	01/06/2023	01/12/2023	6455 - General Maintenance		Lopez Boyz	110.00	126998	01/06/2023	covered water faucets for freezing weather
7926	03/07/2023	03/07/2023	6455 - General Maintenance		Ag Town Property Maintenance	65.00	127105	03/07/2023	Reinstalled cable box cover
14973	03/07/2023	03/07/2023	6455 - General Maintenance		T. Fry Make Ready	250.00	127113	03/07/2023	Remove broken fence at back of property and hauled to city dump
14987	03/07/2023	03/07/2023	6455 - General Maintenance	1852	T. Fry Make Ready	30.00	127113	03/07/2023	Fence repair 1 post, 2 bags of concrete, 1 post recement
14987	04/25/2023	04/25/2023	6455 - General Maintenance	1852	T. Fry Make Ready	100.00	127193	04/27/2023	Paying the remainder of invoice - paid \$30 previously on 3.7.23
96480-1	09/08/2023	09/08/2023	6455 - General Maintenance	1804	Integrity Commercial Maintenance and Construction Services	75.00	127420	09/08/2023	Service Call - Bees
15406	09/08/2023	09/08/2023	6455 - General Maintenance	1872*	T. Fry Make Ready	78.86	127425	09/08/2023	Caulked around exterior window
						708.86			
6470 - Insurance									
WPP1987088	10/31/2022	10/31/2022	6470 - Insurance		AmTrust North America	1,700.77	126912	11/01/2022	Insurance Payment
WPP1987088	11/02/2022	11/02/2022	6470 - Insurance		AmTrust North America	241.17	126919	11/08/2022	Blanket Property Limit - Lender Requested per Kathy
30959983	12/05/2022	12/05/2022	6470 - Insurance		AmTrust North America	1,218.43	126967	12/07/2022	Monthly Insurance Premium
WPP198708800	01/10/2023	01/10/2023	6470 - Insurance		AmTrust North America	1,459.60	127006	01/11/2023	Monthly Insurance Premium
	02/08/2023	02/08/2023	6470 - Insurance		AmTrust North America	1,459.60	127064	02/09/2023	Monthly Insurance Premium
30959983	03/06/2023	03/06/2023	6470 - Insurance		AmTrust North America	1,459.60	127100	03/06/2023	Insurance Payment
30959983	04/11/2023	04/11/2023	6470 - Insurance		AmTrust North America	1,459.60	127178	04/11/2023	Insurance Payment
WPP1987088 00	05/09/2023	05/09/2023	6470 - Insurance		AmTrust North America	1,459.60	127223	05/09/2023	Commercial Lines
WPP1987088 00	06/02/2023	06/02/2023	6470 - Insurance		AmTrust North America	1,459.60	127250	06/02/2023	Commercial Lines
8001350	06/21/2023	06/21/2023	6470 - Insurance		RI Surety	186.00	127285	06/21/2023	Bond - FID8001350
30959983	06/30/2023	06/30/2023	6470 - Insurance		AmTrust North America	1,459.60	127296	06/30/2023	WPP1987088 00 - Commercial Lines
						13,563.67			
6471 - Transfer to Reserves									
	10/01/2022	10/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126851	10/03/2022	October 2022 - Transfer to Reserves
	11/01/2022	11/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126907	11/01/2022	November 2022 - Transfer to Reserves
	12/01/2022	12/01/2022	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126958	12/01/2022	December 2022 - Transfer to Reserves
	01/01/2023	01/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	126993	01/03/2023	January 2023 - Transfer to Reserves
	02/01/2023	02/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127052	02/03/2023	February 2023 - Transfer to Reserves
	03/01/2023	03/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127095	03/02/2023	March 2023 - Transfer to Reserves
	04/01/2023	04/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127151	04/04/2023	April 2023 - Transfer to Reserves
	05/01/2023	05/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127202	05/03/2023	May 2023 - Transfer to Reserves
	06/01/2023	06/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127249	06/01/2023	June 2023 - Transfer to Reserves
	07/01/2023	07/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127306	07/05/2023	July 2023 - Transfer to Reserves
	08/01/2023	08/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127370	08/07/2023	August 2023 - Transfer to Reserves
	09/01/2023	09/01/2023	6471 - Transfer to Reserves		Villa's of Westwood	348.00	127399	09/04/2023	September 2023 - Transfer to Reserves
						4,176.00			
6475 - Lawn/Property Maintenance									
VW32	10/11/2022	10/11/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126875	10/11/2022	Monthly Maintenance
4677	11/07/2022	11/07/2022	6475 - Lawn/Property Maintenance		Lopez Boyz	120.00	126916	11/07/2022	Picked up trash and fallen branches on property
VW33	11/10/2022	11/10/2022	6475 - Lawn/Property Maintenance		Lawn Stars	1,109.56	126931	11/11/2022	Monthly maintenance / Sprinkler repair
VW34	12/06/2022	12/06/2022	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	126973	12/07/2022	Monthly Lawn Maintenance
VW35	01/11/2023	01/11/2023	6475 - Lawn/Property Maintenance		Lawn Stars	898.48	127018	01/12/2023	monthly lawn and maintenance
0123-66	02/10/2023	02/10/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127072	02/13/2023	Lawn Service
0223-63	03/07/2023	03/07/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127109	03/07/2023	Lawn Service
0323-62	04/05/2023	04/05/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127163	04/06/2023	Lawn Service
0423-5	05/05/2023	05/05/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127213	05/08/2023	Lawn Service
0523-105	06/06/2023	06/06/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127264	06/07/2023	Lawn Service
0623-104	07/06/2023	07/06/2023	6475 - Lawn/Property Maintenance		Lawn Stars	1,136.63	127319	07/07/2023	lawn Service + Sprinkler Repair
0723-105	08/04/2023	08/04/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127359	08/07/2023	Lawn Service
0823-105	09/08/2023	09/08/2023	6475 - Lawn/Property Maintenance		Lawn Stars	811.88	127429	09/08/2023	lawn service
						10,571.59			
6531 - Special Projects									
1850	08/22/2023	08/22/2023	6531 - Special Projects		Top Of The Line Striping LLC	1,623.75	127382	08/22/2023	Pressure washing & striping
6540 - Management Fee									
	10/03/2022	10/03/2022	6540 - Management Fee		Beal Properties	400.00	126852	10/03/2022	Management Fee for 10/2022
	11/01/2022	11/01/2022	6540 - Management Fee		Beal Properties	400.00	126920	11/08/2022	Management Fee for 11/2022
	12/05/2022	12/05/2022	6540 - Management Fee		Beal Properties	400.00	126959	12/05/2022	Management Fee for 12/2022
	01/09/2023	01/09/2023	6540 - Management Fee		Beal Properties	400.00	127002	01/09/2023	Management Fee for 01/2023
	02/01/2023	02/01/2023	6540 - Management Fee		Beal Properties	400.00	127063	02/08/2023	Management Fee for 02/2023
	03/02/2023	03/02/2023	6540 - Management Fee		Beal Properties	400.00	127118	03/09/2023	Management Fee for 03/2023
	04/10/2023	04/10/2023	6540 - Management Fee		Beal Properties	400.00	127176	04/10/2023	Management Fee for 04/2023
	05/09/2023	05/09/2023	6540 - Management Fee		Beal Properties	400.00	127225	05/10/2023	Management Fee for 05/2023
	06/07/2023	06/07/2023	6540 - Management Fee		Beal Properties	400.00	127255	06/07/2023	Management Fee for 06/2023
20230601000107	06/07/2023	06/07/2023	6540 - Management Fee		Beal Properties	50.00	127255	06/07/2023	Villas - R&R - Reimbursement
	07/05/2023	07/05/2023	6540 - Management Fee		Beal Properties	400.00	127311	07/07/2023	Management Fee for 07/2023
	08/03/2023	08/03/2023	6540 - Management Fee		Beal Properties	400.00	127352	08/07/2023	Management Fee for 08/2023
1009	08/31/2023	08/31/2023	6540 - Management Fee		Beal Properties	35.00	127432	09/08/2023	Meeting Minutes
	09/07/2023	09/07/2023	6540 - Management Fee		Beal Properties	400.00	127401	09/07/2023	Management Fee for 09/2023
						4,885.00			
6695 - Pest Control									
26041	10/11/2022	10/11/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126874	10/11/2022	Monthly Exterior Service
26193	11/10/2022	11/10/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126930	11/11/2022	Monthly Exterior Service
26338	12/05/2022	12/05/2022	6695 - Pest Control		Joe Loudat DBA/	86.60	126963	12/07/2022	Monthly Exterior Service
26478	01/02/2023	01/02/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127017	01/12/2023	Monthly Exterior Pest control
26626	02/10/2023	02/10/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127071	02/13/2023	Monthly Exterior Pest Control
26773	03/07/2023	03/07/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127116	03/07/2023	Monthly Exterior Service - roaches and ants
26913	04/06/2023	04/06/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127162	04/06/2023	Monthly Exterior Service
27060	05/08/2023	05/08/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127212	05/08/2023	Monthly Exterior Service
1674	06/06/2023	06/06/2023	6695 - Pest Control		Ace's Environmental Services LLC	2,364.18	127253	06/07/2023	Raccoon Removal, Repair soffit vent, turbine vent and sealing off roof line
27202	06/06/2023	06/06/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127263	06/07/2023	Monthly Exterior Service
27382	07/06/2023	07/06/2023	6695 - Pest Control		Joe Loudat DBA/	173.20	127318	07/07/2023	Monthly Exterior + Bee/Wasp Control
27510	08/04/2023	08/04/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127358	08/07/2023	Monthly Exterior Services
27670	09/08/2023	09/08/2023	6695 - Pest Control		Joe Loudat DBA/	86.60	127421	09/08/2023	Monthly Exterior Service
						3,489.98			
6700 - Plumbing Expense									
1501	08/04/2023	08/04/2023	6700 - Plumbing Expense	1852	Parker, Cole	165.00	127362	08/07/2023	Old hose bib replaced with new
1597	09/08/2023	09/08/2023	6700 - Plumbing Expense	1852	Parker, Cole	425.00	127424	09/08/2023	Find and repair leak
						590.00			
6705 - Professional Fees									
216734	11/10/2022	11/10/2022	6705 - Professional Fees		Thompson, Derrig and Craig, P.C.	485.00	126935	11/11/2022	Tax Return Preparation
6810 - Utilities									
2005833	10/07/2022	10/07/2022	6810 - Utilities		Bryan Texas Utilities	336.46	126861	10/10/2022	Utilities - Electric and Water
2005833	10/27/2022	10/27/2022	6810 - Utilities		Bryan Texas Utilities	281.04	126891	10/27/2022	Utilities - Electric and Water
2005833	11/17/2022	11/17/2022	6810 - Utilities		Bryan Texas Utilities	431.17	126946	11/18/2022	2041 Westwood Main
2005833	01/06/2023	01/06/2023	6810 - Utilities		Bryan Texas Utilities	219.16	126999	01/06/2023	2041 Westwood Main
	01/24/2023	01/24/2023	6810 - Utilities		Bryan Texas Utilities	55.04	127031	01/26/2023	2041 Westwood Main
2005833	02/14/2023	02/14/2023	6810 - Utilities		Bryan Texas Utilities	34.20	127079	02/14/2023	Electric
2005833	03/21/2023	03/21/2023	6810 - Utilities		Bryan Texas Utilities	44.57	127134	03/21/2023	2041 Westwood Main
2005833	04/17/2023	04/17/2023	6810 - Utilities		Bryan Texas Utilities	44.57	127184	04/17/2023	2041 Westwood Main
2005833	05/25/20								

2005833	08/22/2023	08/22/2023	0610 - Utilities	Bryan Texas Utilities	376.37	127381	08/22/2023	2041 Westwood Main
2005833	09/25/2023	09/25/2023	0610 - Utilities	Bryan Texas Utilities	758.19	127441	09/25/2023	2041 Westwood Main
					3,268.90			
Total					43,529.95			



PROSPERITY BANK®

2203 1 AV 0.455
VILLAS AT WESTWOOD CONDO OWNERS ASSOC
HOA RESERVE ACCOUNT
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Visit us online at ProsperityBankUSA.com

Statement Date
Account No

12/31/2022
****4358
Page 1 of 5



STATEMENT SUMMARY

TX Small Business Checking Account No ****4358

12/01/2022	Beginning Balance		\$5,566.00
	1 Deposits/Other Credits	+	\$348.00
	0 Checks/Other Debits	-	\$0.00
12/31/2022	Ending Balance	31 Days in Statement Period	\$5,914.00
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/05/2022	Deposit	\$348.00

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
12-01	\$5,566.00	12-05	\$5,914.00

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103031 : 00220301





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Statement Date

8/31/2023

1745 1 AV 0.498

Account No

****4358

VILLAS AT WESTWOOD CONDO OWNERS ASSOC
HOA RESERVE ACCOUNT
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Page 1 of 5



STATEMENT SUMMARY

TX Small Business Checking Account No ****4358

08/01/2023	Beginning Balance			\$8,350.00
	1 Deposits/Other Credits		+	\$348.00
	0 Checks/Other Debits		-	\$0.00
08/31/2023	Ending Balance	31	Days in Statement Period	\$8,698.00
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
08/09/2023	Deposit	\$348.00

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
08-01	\$8,350.00	08-09	\$8,698.00

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103351 : 00174501



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VILLAS AT WESTWOOD HOA

2024 BUDGET

	10/22-9/23 2023 Actual	10/23-9/24 2024 Budget
Income:		
HOA Dues:	40195.5	43730
Late Fees/Violations	105	105
Ins. Reimbursement		
Prepaid HOA Dues:	-251.50	
HOA Dues Reimbursement	-167.5	
TOTAL INCOME:	39881.50	43835.00
 EXPENSES:		
Special Projects:	1623.75	0
Electrical Repairs:	0	0
General Maintenance:	708.66	718
Insurance:	13563.57	18036
Legal/Professional:	485	485
Lawn:	10571.59	10575
Management Fees:	4885	4800
Office Supplies:		
Pest Control:	3489.98	1095
Plumbing Expense:	590	525
Roofing Expense:	0	0
Fence Repair:	0	150
Utilities:	3268.9	3275
Transfer to Reserves:	4176	4176
Porter Service:	0	0
 TOTAL EXPENSES:	 43362.45	 43835.00
 NET INCOME:	 -3480.95	 0.00



September 26, 2023

Villas of Westwood Management Report

Delinquency Status: At the end of 2022, the total outstanding amount owed to the association was \$430.78. Three accounts make up the total balance mainly consisting of unpaid dues, and late fees that were charged to the account.

At the end of August, the total outstanding amount owed to the association was \$11.28. Two accounts make up the total balance only consisting of unpaid dues.

Beal Properties has actively communicated with the Delinquent account holders via phone, email, and mail to ensure that the accounts were addressed promptly and efficiently to collect the outstanding fees owed to the association. Moving forward, we will continue to use this process with any future delinquent account holders.

Violation Report: At the end of 2022, The HOA did not have any outstanding violations to present. However, at the end of August 2023 there were two violations to present consisting of items being left out in the common areas. Both Violations have been corrected.

Maintenance Report: There were not any uncompleted work orders for Villas of Westwood at the end of 2022. However, Beal is currently working with the Board on future projects for the complex for 2023.

Projects in Progress:

Storage Door Replacement
Pond Clean Up
Landscaping Installation

Completed Projects:

Fire Lane Painting

Beal would like to request your valuable input on any outstanding maintenance issues or future projects for the Association.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/19/2023

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

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan TX 77803-3274	CONTACT NAME: Michele Lane, CISR PHONE (A/C, No, Ext): 817-349-2240 E-MAIL ADDRESS: mlane@higginbotham.net	FAX (A/C, No): 817-347-6981
	INSURER(S) AFFORDING COVERAGE	
INSURED Villas Of Westwood Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	License#: 2081754 VILLOPW-02	INSURER A: Wesco Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 1742845135** **REVISION NUMBER:**

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	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		WPP1987088 01	9/19/2023	9/19/2024	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The General Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
 Loan 0030093782
 1804 W Villa Maria Rd., Bryan TX 77807
 Sherri Pappas

CERTIFICATE HOLDER**CANCELLATION**

CU Members Mortgage
 ISAOA ATIMA
 PO Box 961019
 Fort Worth TX 76161-0019

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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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
9/19/2023

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 DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274 License#: 2081754		COMPANY Wesco Insurance Company	
PHONE (A/C, No, Ext): 817-349-2240			
FAX (A/C, No): 817-347-6981	E-MAIL ADDRESS: mlane@higginbotham.net		
CODE:	SUB CODE:		
AGENCY CUSTOMER ID #:		LOAN NUMBER	POLICY NUMBER WPP1987088 01
INSURED Villas Of Westwood Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		EFFECTIVE DATE 09/19/2023	EXPIRATION DATE 09/19/2024
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 1800 W Villa maria Road Bryan, TX 77807
 20 Units
 Coverage Includes: Ordinance or Law, Mechanical Breakdown, 90% Co Insurance
 10 Days Notice of Cancellation is included in the policy form
 Replacement Cost is included in the policy form
 Walls out/Shell HOA Master Policy

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

PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
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COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building 1	718,780	5,000
Building 2	718,780	5,000
Building 3	718,780	5,000
Building 4	609,493	5,000
Building 5	609,493	5,000
Building 6	609,493	5,000
Special (including theft)		
Replacement Cost; 90% Coinsurance		

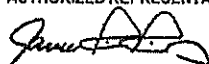
REMARKS (Including Special Conditions)

Loan 0030093782
 1804 W Villa Maria Rd., Bryan TX 77807
 Sherri Pappas

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.

ADDITIONAL INTEREST

NAME AND ADDRESS CU Members Mortgage ISAOA ATIMA PO Box 961019 Fort Worth, TX 76161-0019	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

k



Prepared By: Les Rice

CMA 1 - Line

Listings as of 09/26/23 at 10:45 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 09/26/2023 to 09/30/2022 Subdivision Code is 'Villas at Westwood Condos'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx HtAr	LP/SqFt	List Price	Sold Price	AVGSP\$/Sqft	Sold Date	SP%LP	DOM
23002166	1808 W Villa Maria Road		3	2/1	2	Villas at Westwood Condos	2003	1,469	\$148.40	\$217,995	\$214,995	\$146.35	06/02/2023	98.62	119

# LISTINGS:	1	Medians:	2003	1,469	\$148.40	\$217,995	\$214,995	\$146.35	98.62	119
		Minimums:	2003	1,469	\$148.40	\$217,995	\$214,995	\$146.35	98.62	119
		Maximums:	2003	1,469	\$148.40	\$217,995	\$214,995	\$146.35	98.62	119
		Averages:	2003	1,469	\$148.40	\$217,995	\$214,995	\$146.35	98.62	119

Quick Statistics (1 Listing Total)				
	Min	Max	Average	Median
List Price	\$217,995	\$217,995	\$217,995	\$217,995
Sold Price	\$214,995	\$214,995	\$214,995	\$214,995

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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.