

Candlelight Village



Annual Meeting

Saturday February 25th 10am

C21 Sales Office Training Room

404 D University Dr. East

Candlelight Village

Century 21, Beal Inc.
BVP Management

903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

Candlelight Village Owners Association is requesting your attendance at the 2017 annual meeting to be held at **404 D University Dr. E., College Station, Texas 77840 on Saturday, February 25, 2017 at 10:00 am.**

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm February 24, 2017. You can mail the completed proxy (below) to Century 21 BVPM, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Terry Thigpin or Toni Myers, email to c21hoa@century21bcs.com or fax it to **(979) 764-0508**.

Agenda

1. Roll call, owners present and proxies. (Determine if quorum.)
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. Financial report.
5. Maintenance issues
6. Election of Directors
7. New HOA Software (Appfolio)
8. New business
9. Adjournment

2017 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

or

(Circle one) Troy Gunn Juanita Boyd Judy McIntyre Katerina Hall BVPM – Terry Thigpin

As agent for me, and in my name and stead to vote as my Proxy at the 2017 annual meeting of the Candlelight Village 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 February 25, 2017 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 5:30pm February 24, 2017.
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,
Fax: 979-764-0508 or Email: c21hoa@century21bcs.com

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HOA Meeting – 1/23/16

Meeting called to order at 10:02am. Meeting held at 404 D University Dr. E., College Station, Texas, Century 21, Beal Training Room.

Troy went over the 2015 annual meeting minutes. Wanda made a motion to approve the minutes and Juanita 2nd. Everyone voted to approve them.

Terry went over the HOA financials

Unit 27 is getting ready to sale

Unit 23 closed and sold

Terry asked if there were any questions about the financials. No questions were asked.

Home owners at the meeting agreed to get a Criminal Trespassing Affidavit (CTA) for the property.

Home owners talked about updating the trash can cameras and lights

Troy went over the loan for the property and the increase in HOA dues. Letters going out to home owners about the increase in February.

Discussed the progress of the fences. Outer fence is complete. Each condo fence will be in sections. The back of the fences will be down for a little bit. Owners need to make sure animals and their property are taken care of.

Juanita motioned to accept the new 2016 budget and Judy 2nd and members all approved.

Discussed dogs needing to be on leashes, stop the excessive barking, and owners picking up after their pets.

Discussed satellites that need to be removed.

Open discussion – Which improvements do we want to see next? Lawn Care, Parking, Covered Parking

Wanda motion to adjourn the meeting and Juanita 2nd and members all approved at 11:24am.

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January 28th, 2016

Candlelight Property Owners,

The annual meeting of the Candlelight Village Owners Association Inc. was held this past Saturday January 23. There were nine property owners in attendance. Current officers are Troy Gunn – President, Judy McIntyre - Vice President, Katerina Hall – Secretary. Juanita Boyd serves on the board as a member “at-large”.

In the last quarter of 2015, the drainage ditch entering the complex from Wildflower Dr. was improved and a concrete retaining wall was added to prevent further erosion towards one of the buildings. Another improvement was the replacement of the perimeter fence around the entire complex. Metal poles were used in place of wooden posts and the fence is to be stained and sealed in the near future.

In the weeks ahead, all individual patio fences will be replaced. All decorations currently attached to the fences should be removed. If the fence company takes down any items they will not be re-installed.

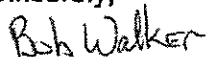
The HOA Board wants to make clear that all satellite dish installations are to be on a separate pole – not a fence post or pole. Please arrange for this ASAP to prevent disruption of your service. Satellite dishes may not be mounted to the buildings or roof. Again, satellite dishes currently mounted to a patio fence will be taken down and not re-installed by the fence company. Satellite dishes mounted to the building or roof should be removed and reinstalled on a separate pole. The HOA Board is determined to bring all satellite dish users in to compliance.

If you have a wooden deck connected to the current wooden fence posts it will be detached when new patio fences are built with metal poles. Your current deck will be repaired but the repair will be obvious. If you have a desire to replace your current wooden deck, this would be an excellent time to do so.

Earlier in January - prior to the annual meeting the board of directors discussed the need to raise monthly HOA fees to maintain funds necessary to keep up with constantly increasing costs. The board voted unanimously to increase the monthly HOA fee by \$15.00 per month. **Beginning March 1, 2016 the monthly HOA fee will be \$140.00 per month for a two bedroom unit and \$165.00 per month for a three bedroom unit.** Although any increase can be a burden, HOA fees at Candlelight have been the same for over 9 years as costs have continued to increase.

Candlelight Village Owners Association information may be found at www.candlelightbcs.com.

Sincerely,



Bob Walker
Realtor / Broker Associate
HOA Coordinator
Brazos Valley Property Management

Cash Flow (Cash)
Candlelight Village - (candle)
January 2016 - December 2016

Prepared For:
Candlelight Village Homeowners Assoc.
c/o Beal Property Management
404 D. University Drive East
College Station, TX 77840

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

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Rennovation Income	32,118.75	30.43	32,118.75	30.43
Late Fees\NSF Rent	350.00	0.33	350.00	0.33
Homeowners Association Dues	72,961.02	69.12	72,961.02	69.12
NET RENT INCOME	32,468.75	30.76	32,468.75	30.76
OTHER INCOME				
Capital Improvements Income	132.24	0.13	132.24	0.13
TOTAL OTHER INCOME	132.24	0.13	132.24	0.13
TOTAL INCOME	105,562.01	100.00	105,562.01	100.00
EXPENSES				
Legal Fees Owners CB	-131.74	-0.12	-131.74	-0.12
Fence Repair	34,712.41	32.88	34,712.41	32.88
General Maintenance	1,871.38	1.77	1,871.38	1.77
HOA/Dues Violations	-35.00	-0.03	-35.00	-0.03
Insurance	14,777.31	14.00	14,777.31	14.00
Transfer to Reserve Acct	6,480.00	6.14	6,480.00	6.14
Legal Fees (HOA)	687.50	0.65	687.50	0.65
Lawn/Property Maintenance	14,231.27	13.48	14,231.27	13.48
Maintenance Supplies	108.20	0.10	108.20	0.10
Maint. Mgmt. Fee	4,800.00	4.55	4,800.00	4.55
Specials Projects	17,644.10	16.71	17,644.10	16.71
Mortgage/Note Payment	7,697.78	7.29	7,697.78	7.29
Office Expenses	21.00	0.02	21.00	0.02
Pest Control	2,379.09	2.25	2,379.09	2.25
Plumbing Expense	476.75	0.45	476.75	0.45
Porter Service	1,577.07	1.49	1,577.07	1.49
Professional Fees	1,740.00	1.65	1,740.00	1.65
Roofing Expense	190.00	0.18	190.00	0.18
Trash Pick-up	186.60	0.18	186.60	0.18
Utilities	11,145.04	10.56	11,145.04	10.56
TOTAL DIRECT EXPENSES	120,558.76	114.21	120,558.76	114.21
TOTAL EXPENSES	120,558.76	114.21	120,558.76	114.21
NET INCOME	-14,996.75	-14.21	-14,996.75	-14.21
ADJUSTMENTS				
Prepaid Rent	-20.00		-20.00	
Prepaid HOA	125.00		125.00	
TOTAL ADJUSTMENTS	105.00		105.00	

Cash Flow (Cash)
Candlelight Village - (candle)
January 2016 - December 2016

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
CASH FLOW	-14,891.75		-14,891.75	
Beginning Cash	8,088.25			
Ending Balance	-6,803.50			

Expense Distribution
candle - Candlelight Village
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6430 Fence Repair										
218563	464	03/03/16	candle	t fry	2200	80.41		109221	03/04/16	reapir gate and attache siding #9
218675	Candlelight f	03/28/16	candle	brenner	2200	17,298.50		109277	03/28/16	Down payment for installation of
218774	558	03/23/16	candle	t fry	2200	35.00		109326	04/06/16	CL#29&30/ Attached fence to
219028	Candlelight	05/05/16	candle	brenner	2200	17,298.50		109402	05/05/16	Final payment on installation of
						34,712.41	0.00			
6455 General Maintenance										
218374	145	01/21/16	candle	t fry	2200	35.00		109135	02/08/16	CL#10/gate repair.
218573	362	03/03/16	candle	t fry	2200	329.48		109221	03/04/16	unit 42 replaced lower part of
218832	direct TV	04/08/16	candle	neldar	2200	53.04		109345	04/08/16	Relocated satallite Dish Unit 22
218866	21668	12/17/15	candle	horizon	2200	270.63		109366	04/20/16	Installed downspouts extension
218870	386	01/26/16	candle	aggiegut	2200	450.00		109367	04/22/16	Gutter installation unit 9 &10
219086	2035	05/17/16	candle	tlcmaint	2200	93.75		109458	05/17/16	REMOVED TO OLD
219489	672	07/05/16	candle	t fry	2200	25.00		109632	07/05/16	#29 REINSTALL SOLAR
219493	454	07/05/16	candle	t fry	2200	227.89		109632	07/05/16	#18 SHEET ROCK REPAIR
219598	2125	07/15/16	candle	tlcmaint	2200	113.94		109678	07/15/16	REPAIR SECURITY LIGHTS
219619	10565	07/15/16	candle	constanc	2200	272.65		109689	07/25/16	INSTALL NEW LED LIGHT ON
						1,871.38	0.00			
6470 Insurance										
218215	bxh-443528	01/21/16	candle	ipfs	2200	1,070.54		109085	01/22/16	insurance
218436	TXH-44352	02/18/16	candle	ipfs	2200	1,070.54		109170	02/18/16	INSURANCE PAYMENTS
218665	TXH-44352	03/14/16	candle	ipfs	2200	1,070.54		109268	03/23/16	Candlelight HOA Insurance
218860	TXH-44352	04/11/16	candle	ipfs	2200	1,070.54		109363	04/18/16	Monthly Insurance
219098	TXH-44352	05/17/16	candle	ipfs	2200	1,070.54		109454	05/17/16	
219389	TXH-44352	06/21/16	candle	ipfs	2200	1,070.54		109589	06/22/16	INSURANCE
219625	TXH-44352	07/15/16	candle	ipfs	2200	1,070.54		109693	07/25/16	
219876	LFM001829	08/15/16	candle	rli	2200	284.00		109796	08/23/16	
220165	01	09/16/16	candle	sig	2200	4,056.62		109908	09/20/16	
220476	bxh-567044	10/19/16	candle	ipfs	2200	980.97		110003	10/20/16	
220760	bxh-567044	11/11/16	candle	ipfs	2200	980.97		493	11/11/16	Insurance
220931	TXH-56704	12/20/16	candle	ipfs	2200	980.97		110198	12/20/16	INSURANCE
						14,777.31	0.00			
6471 Transfer to Reserve Acct										
218047	notes-2180	01/01/16	candle	candle	2200	540.00		109022	01/04/16	Escrow payment
218279	notes-2182	02/01/16	candle	candle	2200	540.00		109104	02/02/16	Escrow payment
218535	notes-2185	03/01/16	candle	candle	2200	540.00		109192	03/02/16	Escrow payment
218696	notes-2186	04/01/16	candle	candle	2200	540.00		109290	04/04/16	Escrow payment
218897	notes-2188	05/01/16	candle	candle	2200	540.00		109382	05/02/16	Escrow payment
219202	notes-2192	06/01/16	candle	candle	2200	540.00		109518	06/01/16	Escrow payment
219521	notes-2195	07/01/16	candle	candle	2200	540.00		109612	07/05/16	Escrow payment
219680	notes-2196	08/01/16	candle	candle	2200	540.00		109716	08/01/16	Escrow payment
219947	notes-2199	09/01/16	candle	candle	2200	540.00		109823	09/02/16	Escrow payment
220264	notes-2202	10/01/16	candle	candle	2200	540.00		109936	10/03/16	Escrow payment
220541	notes-2205	11/01/16	candle	candle	2200	540.00		110031	11/01/16	Escrow payment
220793	notes-2207	12/01/16	candle	candle	2200	540.00		110160	12/05/16	Escrow payment
						6,480.00	0.00			
6473 Legal Fees (HOA)										
218065	11334	12/21/15	candle	peterso	2200	687.50		109039	01/06/16	Bylaws and HOA documents to
						687.50	0.00			
6475 Lawn/Property Maintenance										
218095	364	12/30/15	candle	mowmast	2200	893.06		109037	01/06/16	DECEMBER LAWN
218294	372	01/28/16	candle	mowmast	2200	893.06		109130	02/08/16	MONthly lawn maintenance
218494	381	03/02/16	candle	mowmast	2200	893.06		109216	03/04/16	FEB LAWN MAINT.
218820	10342	04/04/16	candle	lopezboy	2200	640.00		109333	04/06/16	MONthly lawn Maintenance
219047	10416	05/05/16	candle	lopezboy	2200	940.00		109431	05/05/16	MONTHLY LAWN SERVICE
219118	51316C	05/13/16	candle	aggieter	2200	454.65		109467	05/17/16	lawn treatment- weed control,
219335	10489	06/06/16	candle	lopezboy	2200	940.00		109559	06/07/16	MONTHLY LAWN CARE
219560	10563	07/06/16	candle	lopezboy	2200	940.00		109645	07/06/16	monthly lawn care
219753	51316C	08/02/16	candle	aggieter	2200	454.65		109727	08/03/16	LAWN TREATMENT
219809	10646	08/08/16	candle	lopezboy	2200	940.00		109749	08/08/16	monthly lawn service
219917	reimburse	08/04/16	candle	bvinc	2200	178.48		109806	08/26/16	Purchased hoses and sprinklers

Expense Distribution
candle - Candlelight Village
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
220067	10738	09/01/16	candle	lopezboy	2200	940.00		109832	09/06/16	
220079	8	09/07/16	candle	jmccinty	2200	50.00		109875	09/12/16	
220147	2016-746	09/16/16	candle	xstump	2200	1,420.78		109896	09/16/16	TREWORK 7.5HRS
220401	2016-759	10/01/16	candle	bvsgrs	2200	378.88		109957	10/06/16	
220434	10824	10/01/16	candle	lopezboy	2200	940.00		109975	10/06/16	September lawn maintenance
220442	100716C	10/06/16	candle	aggieter	2200	454.65		109980	10/07/16	lawn treatment - weed control,
220650	10937	11/08/16	candle	lopezboy	2200	940.00		110065	11/08/16	monthly lawn care
220866	10971	12/01/16	candle	lopezboy	2200	940.00		110166	12/07/16	Monthly lawn maintenance
						14,231.27	0.00			
6520 Maintenance Supplies										
218517	1001	03/02/16	candle	office	2200	108.20		109217	03/04/16	CASE OF DOGGIE BAGS
						108.20	0.00			
6530 Maint. Mgmt. Fee										
218042	Notes-2180	01/01/16	candle	office		400.00		109021	01/04/16	Candlelight Village
218274	Notes-2182	02/01/16	candle	office		400.00		109108	02/02/16	Candlelight Village
218530	Notes-2185	03/01/16	candle	office		400.00		109191	03/02/16	Candlelight Village
218691	Notes-2186	04/01/16	candle	office		400.00		109294	04/04/16	Candlelight Village
218892	Notes-2188	05/01/16	candle	office		400.00		109381	05/02/16	Candlelight Village
219197	Notes-2191	06/01/16	candle	office		400.00		109517	06/01/16	Candlelight Village
219516	Notes-2195	07/01/16	candle	office		400.00		109611	07/05/16	Candlelight Village
219675	Notes-2196	08/01/16	candle	office		400.00		109715	08/01/16	Candlelight Village
219942	Notes-2199	09/01/16	candle	office		400.00		109822	09/02/16	Candlelight Village
220212	Notes-2202	10/01/16	candle	office		400.00		109935	10/03/16	Candlelight Village
220536	Notes-2205	11/01/16	candle	office		400.00		110030	11/01/16	Candlelight Village
220788	Notes-2207	12/01/16	candle	office		400.00		110126	12/02/16	Candlelight Village
						4,800.00	0.00			
6531 Specials Projects										
218194	2781	01/12/16	candle	agscapes	2200	3,975.00		109067	01/18/16	repair drainage from City of
218649	20160320	03/20/16	candle	abrush	2200	5,910.00		109256	03/22/16	985 lineal ft per side, stain
220156	362	09/15/16	candle	abrush	2200	7,759.10		109893	09/16/16	FENCE STAINING
						17,644.10	0.00			
6560 Mortgage/Note Payment										
218711	1073129	04/04/16	candle	first	2200	250.66		109302	04/04/16	Renovation bank loan
218960	1073129	05/03/16	candle	first	2200	376.05		109401	05/03/16	Renovation loan on fences and
219190	1073129	06/01/16	candle	first	2200	344.45		109530	06/02/16	Mortgage note for fence,
219415	1073129	07/01/16	candle	first	2200	333.33		109608	07/05/16	loan
219658	1073129	07/25/16	candle	first	2200	344.45		109708	07/28/16	Fence replacement mortgage
220078	notes-2200	09/01/16	candle	first	2200	1,512.21		109861	09/07/16	Candlelight HOA Loan
220279	notes-2202	10/01/16	candle	first	2200	1,512.21		109937	10/03/16	Candlelight HOA Loan
220554	notes-2205	11/01/16	candle	first	2200	1,512.21		110032	11/01/16	Candlelight HOA Loan
220690	txh-567044	11/11/16	candle	ipfs	2200	980.97		110090	11/15/16	
220759	txh567044	11/11/16	candle	ipfs	2200	-980.97		492	11/11/16	Coded wrong
220806	notes-2208	12/01/16	candle	first	2200	1,512.21		110155	12/05/16	Candlelight HOA Loan
						7,697.78	0.00			
6665 Office Expenses										
218719	1008	04/01/16	candle	bvinc	2200	21.00		109311	04/06/16	Patio Fence letters to owners
218719	1008	04/01/16	candle	bvinc	2200	-21.00		109311	04/06/16	Patio Fence letters to owners
218719	1008	04/01/16	candle	bvinc	2200	21.00		109334	04/06/16	Patio Fence letters to owners
						21.00	0.00			
6695 Pest Control										
218106	14412	01/03/16	candle	lonestar	2200	86.60		109035	01/06/16	MONTHLY PEST CONTROL
218304	14542	01/31/16	candle	lonestar	2200	86.60		109128	02/08/16	Monthly exterior pest control
218525	1288	03/02/16	candle	lonestar	2200	86.60		109214	03/04/16	monthly pest control
218747	1288	04/04/16	candle	lonestar	2200	86.60		109320	04/06/16	MONTHLY PEST CONTROL
218998	14915	05/04/16	candle	lonestar	2200	86.60		109415	05/05/16	MONTHLY PEST CONTROL
219112	20001319	05/01/16	candle	abc	2200	116.64		109461	05/17/16	Termite warranty 2807 #2
219239	1288	06/01/16	candle	lonestar	2200	86.60		109546	06/06/16	MONTHLY PEST CONTROL
219295	299339	06/03/16	candle	binford	2200	162.38		109538	06/06/16	TERMINITE INSPECTION
219296	299338	06/03/16	candle	binford	2200	129.90		109538	06/06/16	TERMITE INSPECTIONS
219297	299340	06/03/16	candle	binford	2200	162.38		109538	06/06/16	TERMITE INSPECTION
219435	1288	07/01/16	candle	lonestar	2200	86.60		109638	07/05/16	MONTHLY PEST CONTROL

Expense Distribution
candle - Candlelight Village
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
219715	1288	08/02/16	candle	lonestar	2200	86.60		109735	08/03/16	monthly pest control
219716	1314	08/02/16	candle	lonestar	2200	216.50		109735	08/03/16	termite renewal
220012	1288	09/06/16	candle	lonestar	2200	86.60		109840	09/06/16	MONTHLY 17-30
220385	1288	10/01/16	candle	lonestar	2200	86.60		109965	10/06/16	
220601	1288	11/04/16	candle	lonestar	2200	86.60		110057	11/04/16	MONTHLY EXTERIOR
220773	1288	12/02/16	candle	lonestar	2200	184.03		110148	12/05/16	monthly pest control - rats/mice
220820	9237	11/10/16	candle	binford	2200	129.90		110138	12/05/16	Termite yearly inspection #37
220821	8753	11/10/16	candle	binford	2200	162.38		110138	12/05/16	Termite yearly inspection #5 & 6
220822	8524	11/10/16	candle	binford	2200	162.38		110138	12/05/16	Termite inspection unti 9, 10, 11
						2,379.09	0.00			
6700 Plumbing Expense										
218652	15657	03/16/16	candle	holman1	2200	60.00		109261	03/22/16	found hose bid line not
219042	15964	05/05/16	candle	holman1	2200	87.00		109411	05/05/16	#26 - CHANGED OUT HODE
219336	5	06/06/16	candle	jmcinty	2200	150.00		109560	06/08/16	pick up trash and service dog
219411	16393	07/01/16	candle	holman1	2200	179.75		109626	07/05/16	#18 repaired leak
						476.75	0.00			
6701 Porter Service										
218424	Jan 2016	01/31/16	candle	jmcinty	2200	200.00		109162	02/12/16	Porter service Candlelight HOA
218624	2	02/29/16	candle	jmcinty	2200	150.00		109246	03/11/16	Porter service for February
218812	12554	04/06/16	candle	oneal	2200	27.07		109323	04/06/16	Hauled off mattress near
218831	3	03/31/16	candle	mcintyre	2200	150.00		109344	04/08/16	Porter service March 2016
219027	4	05/04/16	candle	jmcinty	2200	150.00		109414	05/05/16	PICK UP TRASH AND
219573	porter	06/30/16	candle	mcintyre	2200	150.00		109656	07/11/16	Porter service for June 2016
219827	7	08/10/16	candle	jmcinty	2200	150.00		109773	08/11/16	MONTHLY PORTER SERVICE
220079	8	09/07/16	candle	jmcinty	2200	150.00		109875	09/12/16	
220427	9 Septembe	09/30/16	candle	jmcinty	2200	150.00		109964	10/06/16	porter service September
220607	00001	11/04/16	candle	jmcinty	2200	150.00		110055	11/04/16	MONTHLY PORTER
220886	12	12/12/16	candle	jmcinty	2200	150.00		110181	12/12/16	pick up trash service dog station
						1,577.07	0.00			
6705 Professional Fees										
218383	Candlelight	02/04/16	candle	westweb	2200	1,500.00		109117	02/04/16	Lawyer fee for processing Loan
218384	UCC1 state	02/04/16	candle	first	2200	15.00		109116	02/04/16	Filing the UCC1 with the
219354	186511	06/15/16	candle	thomp	2200	225.00		109581	06/15/16	2015 Tax Preperation
						1,740.00	0.00			
6750 Roofing Expense										
219006	081920151	05/04/16	candle	santini	2200	65.00		109423	05/05/16	#39 LEAK
219874	06112016	08/15/16	candle	santini	2200	125.00		109802	08/23/16	REMOVE DISH ON 15
						190.00	0.00			
6776 Trash Pick-up										
218076	1271	12/31/15	candle	tfry	2200	50.00		109042	01/06/16	REMOVED ITEMS LEFT
218378	119	01/31/16	candle	tfry	2200	50.00		109135	02/08/16	Removed bulk items from
218390	12486	02/04/16	candle	oneal	2200	43.30		109142	02/08/16	HAULED OFF LARGE TV
219792	12695	08/04/16	candle	oneal	2200	43.30		109746	08/04/16	TRASH HAUL OFF
						186.60	0.00			
6810 Utilities										
218213	2031766	01/21/16	candle	btu	2200	96.60		109082	01/22/16	2807 wildflower
218216	2032166	01/21/16	candle	btu	2200	561.47		109082	01/22/16	2807 wildflower
218217	2032167	01/21/16	candle	btu	2200	228.02		109082	01/22/16	2807 wildflower
218434	2031766	02/17/16	candle	btu	2200	95.05		109167	02/18/16	2807 wildflower
218451	2032166	02/17/16	candle	btu	2200	704.22		109167	02/18/16	2807 WILDFLOWER
218452	2032167	02/17/16	candle	btu	2200	243.47		109167	02/18/16	2807 WILDFLOWER
218659	2031766	03/09/16	candle	btu	2200	94.43		109262	03/22/16	Utilities
218756	2032166	04/04/16	candle	btu	2200	591.13		109310	04/06/16	WATER
218757	2032167	04/04/16	candle	btu	2200	234.20		109310	04/06/16	WATER
218915	2031766	05/03/16	candle	btu	2200	100.93		109397	05/03/16	2807 WILDFLOWER
218916	2032166	05/03/16	candle	btu	2200	606.79		109397	05/03/16	2807 WILDFLOWER
218917	2032167	05/03/16	candle	btu	2200	255.80		109397	05/03/16	WATER/WASTE
219131	2032166	05/24/16	candle	btu	2200	601.02		109511	05/27/16	WATER & SECURITY LIGHT
219132	2032167	05/24/16	candle	btu	2200	386.23		109511	05/27/16	WATER
219134	2031766	05/24/16	candle	btu	2200	94.73		109511	05/27/16	ELECTRIC
219381	2032166	06/16/16	candle	btu	2200	581.56		109585	06/22/16	WATER

Expense Distribution
candle - Candlelight Village
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
219382	2032167	06/21/16	candle	btu	2200	329.27		109585	06/22/16	WATER
219386	2031766	06/21/16	candle	btu	2200	86.09		109585	06/22/16	ELECTRIC
219623	2031766	07/15/16	candle	btu	2200	86.39		109688	07/25/16	
219850	2032166	07/15/16	candle	btu	2200	681.06		109777	08/15/16	
219851	2032167	07/15/16	candle	btu	2200	307.84		109777	08/15/16	
219882	2031766	08/23/16	candle	btu	2200	86.18		109792	08/23/16	ELECTRIC
219914	2032166	08/25/16	candle	btu	2200	719.43		109849	09/06/16	
219915	2032167	08/25/16	candle	btu	2200	326.84		109849	09/06/16	
220162	2031766	09/20/16	candle	btu	2200	88.35		109900	09/20/16	
220181	2032166	09/15/16	candle	btu	2200	628.83		109916	09/26/16	
220182	2032167	09/15/16	candle	btu	2200	370.90		109916	09/26/16	
220498	2031766	10/20/16	candle	btu	2200	91.24		110007	10/20/16	
220499	2032166	10/20/16	candle	btu	2200	611.89		110007	10/20/16	
220500	2032167	10/20/16	candle	btu	2200	343.59		110007	10/20/16	
220754	2032166	11/30/16	candle	btu	2200	551.18		110120	11/30/16	
220755	2032167	11/30/16	candle	btu	2200	272.52		110120	11/30/16	
220756	2031766	11/30/16	candle	btu	2200	87.79		110120	11/30/16	
						11,145.04	0.00			
						120,725.50	0.00			

Cash Flow

BVP Management, Inc.

Properties: Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802

Date Range: 01/01/2017 to 02/24/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	11,879.00	100.00	11,879.00	100.00
Total Operating Income	11,879.00	100.00	11,879.00	100.00
Expense				
A/C or Heating Repairs	324.75	2.73	324.75	2.73
Carpet/Vinyl Install/Repair	1,115.52	9.39	1,115.52	9.39
General Maintenance	1,190.11	10.02	1,190.11	10.02
Insurance	1,961.94	16.52	1,961.94	16.52
Transfer to Reserves	1,080.00	9.09	1,080.00	9.09
Lawn/Property Maintenance	1,880.00	15.83	1,880.00	15.83
Management Fee	800.00	6.73	800.00	6.73
Mortgage/Note Payment	3,024.42	25.46	3,024.42	25.46
Pest Control	173.20	1.46	173.20	1.46
Plumbing Expense	671.45	5.65	671.45	5.65
Porter Service	300.00	2.53	300.00	2.53
Utilities	3,265.45	27.49	3,265.45	27.49
Total Operating Expense	15,786.84	132.90	15,786.84	132.90
NOI - Net Operating Income	-3,907.84	-32.90	-3,907.84	-32.90
Total Income	11,879.00	100.00	11,879.00	100.00
Total Expense	15,786.84	132.90	15,786.84	132.90
Net Income	-3,907.84	-32.90	-3,907.84	-32.90
Other Items				
Prepayments	6,066.00		6,066.00	
Net Other Items	6,066.00		6,066.00	
Cash Flow	2,158.16		2,158.16	
Beginning Cash	-6,803.50		-6,803.50	
Beginning Cash + Cash Flow	-4,645.34		-4,645.34	
Actual Ending Cash	-4,645.34		-4,645.34	

Expense Distribution Report

Property: Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802

Payee: All

Bill Date Range: 01/01/2017 - 02/24/2017

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6040 - A/C or Heating Repairs											
34138	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Brahmtex, Inc.		324.75	0.00	110219	01/05/2017	A/C CUT LOOSE FOR PLUMBERS TO REPAIR LEAK
6140 - Carpet/Vinyl Install/Repair											
9469	01/20/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Zwememann Flooring		1,115.52	0.00	110338	02/06/2017	unit # 7 water damage to flooring due to water coming in from outside unit
6455 - General Maintenance											
1470	01/04/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	T. Fry Make Ready		85.83	0.00	110258	01/05/2017, 01/06/2017	pair deck after plumbing repair was done unit 9
001	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	DOROTHY THOMPSON		235.00	0.00	110235	01/05/2017	refund to maintenance paid for - removal of concrete repair pipe drain form caleen base drain and form concrete
1165	01/11/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	TLC Maintenance Services		108.67	0.00	110264	01/11/2017	30 - repaired security light
647	01/27/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Aggieland Gutters		350.00	0.00	110310	02/06/2017	unit 7 and 27 #7 sheetrock and paint
1604	02/06/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	T. Fry Make Ready		302.36	0.00	110352	02/07/2017	remove rotten brick molding install new molding

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
2017-0092	02/06/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	108.25	0.00	110315	02/06/2017	remove fallen tree	
6470 - Insurance												
kh-567044	01/17/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	IPFS Corporation	2200	980.97	0.00	110280	01/17/2017	insurance	
kh-567044	02/23/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	IPFS Corporation	2200	980.97	0.00	110390	02/23/2017	insurance	
6471 - Transfer to Reserves												
	01/01/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Candlelight Village Homeowners Assoc.	2200	540.00	0.00	110242	01/06/2017	January 2017 - Transfer to Reserves	
	02/01/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Candlelight Village Homeowners Assoc.	2200	540.00	0.00	110297	02/02/2017	February 2017 - Transfer to Reserves	
6475 - Lawn/Property Maintenance												
11026	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Lopez Boyz	2200	940.00	0.00	110228	01/05/2017	monthly lawn care	
11074	02/06/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Lopez Boyz	2200	940.00	0.00	110330, 110330, 110349	02/06/2017, 02/06/2017, 02/06/2017	Monthly lawn maintenance	
6540 - Management Fee												
	01/04/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	110211	01/04/2017	Management Fee for 01/2017	
	02/02/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	110308	02/02/2017	Management Fee for 02/2017	
							1,880.00	0.00				
							800.00	0.00				

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
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6560 - Mortgage/Note Payment

	01/01/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Prosperity Bank.		1,512.21	0.00		110254	01/06/2017	January 2017 - Fence Replacement
	02/01/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Prosperity Bank.		1,512.21	0.00		110344	02/06/2017	February 2017 - Fence Replacement
							3,024.42	0.00				

6695 - Pest Control

	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/		86.60	0.00		110225	01/05/2017	31-42 MONTHLY PEST CONTROL
	02/06/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Joe Loudat DBA/		86.60	0.00		110327	02/06/2017	
							173.20	0.00				

6700 - Plumbing Expense

	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Orta Plumbing		671.45	0.00		110232	01/05/2017	#9 REPAIR LEAK
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6701 - Porter Service

	01/04/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Judy McIntyre		150.00	0.00		110226	01/05/2017	pick up trash service dog station
	02/23/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Judy McIntyre		150.00	0.00		110392	02/23/2017	trash pick up and dog service stations
							300.00	0.00				

6810 - Utilities

	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities		87.89	0.00		110216	01/05/2017	
	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities		569.10	0.00		110216	01/05/2017	
	01/05/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities		270.04	0.00		110216	01/05/2017	
	01/27/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities		94.58	0.00		110316	02/06/2017	utilities
	01/27/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities		637.08	0.00		110316	02/06/2017	

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2032167	01/27/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	2200	262.63	0.00	110316	02/06/2017	utilities
2032166	02/23/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	2200	964.64	0.00	110384	02/23/2017	utilities
2032167	02/23/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	2200	281.94	0.00	110384	02/23/2017	utilities
2031766	02/23/2017	Candlelight Village Condos		2807 Wildflowers Bryan, TX 77802	Bryan Texas Utilities	2200	97.55	0.00	110397	02/23/2017	utilities
							3,265.45	0.00			
Total							15,786.84	0.00			



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Statement Date 1/31/2017

8118 1 AV 0.373
CANDLELIGHT HOMEOWNERS ASSN
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No 807647896

Page 1 of 4



1

On June 14, 2016, the Federal Bureau of Investigation issued a Public Service Announcement entitled BUSINESS E-MAIL COMPROMISE: THE 3.1 BILLION DOLLAR SCAM. You can read the full announcement on their website: <https://www.ic3.gov/media/2016/160614.aspx>.

Wire transfers and/or ACH origination instructions that are initiated by email, fax, and telephone represent a significant risk for fraud. Email accounts can be hacked and hijacked. Fax numbers can be spoofed and emulated with signatures scanned and pasted. Voice calls can never be authenticated without additional verification methods, such as a call back and/or PIN.

Unfortunately, there have been increasing instances where individuals or companies fall victim to wire transfer and/or ACH origination scams perpetrated through fake emails, faxes, or voice requests - often from people they believe to be senior executives of their own company, legitimate vendors, or customers.

Don't be a victim. Always question wiring instructions or ACH origination instructions sent by email, fax, or telephone - especially those with last minute changes for an intended beneficiary.

For more information regarding online security and fraud prevention, visit our website at <https://www.prosperitybankusa.com/fraud-prevention.aspx>.

9001



102381 : 00811801

STATEMENT SUMMARY TX Business Money Market Account No 807647896

01/01/2017	Beginning Balance		\$93,441.66
	2 Deposits/Other Credits	+	\$551.96
	0 Checks/Other Debits	-	\$0.00
01/31/2017	Ending Balance	31 Days in Statement Period	\$93,993.62

DEPOSITS/OTHER CREDITS

Date	Description	Amount
01/06/2017	Deposit	\$540.00
01/31/2017	Accr Earning Pymt Added to Account	\$11.96

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
01-01	\$93,441.66	01-06	\$93,981.66	01-31	\$93,993.62

MEMBER FDIC



NYSE Symbol "PB"

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency', 'Status is one of 'Leased', 'Sold', 'Withdrawn', 'Option Contract', 'Terminated', 'Under Contract' Status Contractual Search Date is 01/01/2016 to 12/31/2016 Subdivision Code is 'Candlelight Village'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/Sqft	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
16003073	2807 Wildflower Drive #21 21	2	2	1/1		Candlelight Village	1981	1,206	\$59.70	\$72,000	\$73,000	\$60.53	12/30/2016	101.39	32
16000205	2807 Wildflower Drive #13 13	2	2	1/1	NONE	Candlelight Village	1981	1,206	\$62.19	\$75,000	\$75,000	\$62.19	08/22/2016	100.00	43
# LISTINGS:	2														
	Medians:						1981	1,206	\$60.95	\$73,500	\$74,000	\$61.36		100.69	38
	Minimums:						1981	1,206	\$59.70	\$72,000	\$73,000	\$60.53		100.00	32
	Maximums:						1981	1,206	\$62.19	\$75,000	\$75,000	\$62.19		101.39	43
	Averages:						1981	1,206	\$60.95	\$73,500	\$74,000	\$61.36		100.69	38

Quick Statistics (2 Listings Total)				
	Min	Max	Average	Median
List Price	\$72,000	\$75,000	\$73,500	\$73,500
Sold Price	\$73,000	\$75,000	\$74,000	\$74,000

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/16/2017

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 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	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME: John Marmor	
		PHONE (A/C, No, Ext): (979)774-3900	FAX (A/C, No): (979)774-3955
		E-MAIL ADDRESS: john.marmor@sigbcs.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: RLI Surety Co	
INSURED	Candlelight Village Condo Owners Association c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	INSURER B: United States Liability Insurance Group	25895
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: 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 INSR	SUBR INSR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	GENERAL LIABILITY			NPP2562855A	10/01/2016	10/01/2017	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> Directors & Officers						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT	<input type="checkbox"/> LOC				PRODUCTS - COMP/OP AGG	\$ 2,000,000
	<input checked="" type="checkbox"/> D&O						D&O	\$ 1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Fidelity Bond - Dishonesty			LFM0001829	10/21/2016	10/21/2017	Bond Limit	40,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER CANCELLATION AI 002873

Sample Certificate Only Contact Insurance Agency for Detailed Certificate Fax # (979)774-3955	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

Fax: (979)774-3955

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ACORD 25 (2010/05)

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/16/2017

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 Peleus 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			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 7942		LOAN NUMBER		POLICY NUMBER S314446
INSURED Candlelight Village Condo Owners Association c/o Century 21 Beal 903 S Texas Ave College Statio TX 77840-		EFFECTIVE DATE 10/01/2016	EXPIRATION DATE 10/01/2017	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 42 Condo Units @ 2807 Wildflower Drive, Bryan, TX 77802
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
Building; Special Causes of Loss, Replacement Cost (\$25,000 wind/hail deductible)	3,039,120	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 002873

NAME AND ADDRESS Sample Certificate Only Contact Insurance Agency for Detailed Certificate Fax # (979)774-3955	<input checked="" type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
LOAN #		
AUTHORIZED REPRESENTATIVE 		

Candlelight Village Homeowner's Association

2017 Budget

	<u>2016</u> <u>Budget</u>	<u>2016</u> <u>Actual</u>	<u>2017</u> <u>Budget</u>	
Income:				
HOA Dues Collected	71100	73066.02	72360	
Late Fees/ Violations		385		
Renovation Income		32118.75		
Capital Improv. Income		132.24		
Total Income:	71100	105702	72360	100%
 Expenses:				
Lawn Maintenance	12000	14231.27	14250 *	
Insurance	15500	14777.31	15000 *	
Office Supplies	200	21	100	
Pest Control	2700	2379.09	2500	
Plumbing	900	476.75	500	
Utility Expense	14100	11145.04	12000 *	
Management Fee	5400	4800	4800 *	
General Maintenance	1500	1871.38	1700	
Legal/Professional	1200	2295.76	500	
Porter Service	900	1871.87	2000	
Electrical Repairs	0	0	0	
Fence Repairs	250	115.41	0	
Renovation Loan	1150	7697.78	18146.52 *	
Parking Lot Repair	0	0	0	
Roof Repair	0	190	250	
New Projects	0	52241.1	0	
Transfer to Reserves		6480	7236 *	
			**72432.5	143.71
Total Expense	55800	120593.8	78982.52	
 2016 Ending Balance	 7110	 -14891.8	 -6622.52	
Operating Cash Balance as of 12/31/2016		-6803.5		
Reserve Account Balance as of 12/31/2016		93441.66		
Reserve Account Balance as of 01/31/2017		93993.62		