

Candlelight Village

2020 Annual HOA Meeting



Saturday, February 15th 2020

10am @

C21 Sales Office Training Room

*903 S Texas Ave. College Station TX *www.c21beshoa.com * 979-764-2500*


Candlelight
Beal Properties Inc.
903 S Texas Avenue
College Station, TX 77840
Village

Candlelight Village Owners Association is requesting your attendance at the **2020 Annual Meeting** to be held at **404 D University Drive E., College Station, Texas 77840 (Century 21 Beal, Training Room)** on **Saturday, February 15th, 2020 at 10 am.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm February 14th, 2020. You can mail or email the completed proxy (below) to Beal Properties, 903 Texas Ave. S. College Station, Texas 77840, and Attention: Toni Myers hoa@bealbcs.com or fax it to **(979) 764-0508.**

Agenda

1. Roll Call
 2. Proof of meeting announcement
 3. Determination of quorum and examination of proxies
 4. Review & approval of minutes of 2019 Annual Meeting
 5. Financial report review (Delinquent Dues, 2020 Budget, 2019 Sales Report)
 6. Election or reinstatement of Officers and Board
 7. Old Business
 8. New Business
 9. Adjournment
-

2020 Annual Meeting Proxy Statement

Know All by these Present: That I; _____

Do hereby appoint; _____
OR (Circle one)

Katerina Hall Judy McIntyre Junita Boyd Angel Morrison Cynthia Corley Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 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 15th, 2020 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Unit number(s) _____ Email Address: _____

Current Phone #: _____ Signature: _____

This proxy must be received by 5:30pm February 14th, 2020.

You can mail: Beal Properties, 903 S. Texas Ave., College Station, TX 77840
Fax: 979-764-0508 or Email: hoa@bealbcs.com

2019 Annual HOA Meeting
Saturday, May 25, 2020
10:00am

Meeting called to order 10:08am.

Each unit that was present introduced themselves.

Terry introduced himself to the group and explained the Century 21 Beal name change.

Holly motioned to approve the 2018 annual meeting minutes and Wanda 2nd the motion.
Motion was approved.

Angel talked about creating a criminal trespassing affidavit for the property. Angel explained Stacey Dowling is the Bryan PD Officer assigned to our complex.

Owners agreed that we should look into having a criminal trespassing affidavit for the property.

Terry went over the financials from 2017-2018.

Terry explained why HOA paid off the bank loan. The payoff allows the HOA to save \$1500 a month.

Unit 15 – said they had sheet rock issues.

\$603 per month is moved over to the reserve account each month.

Terry will ask the insurance company why the policy says the roof was ^{Replaced} repaired in 1999 instead of 2011-2012.

Cindy mentioned there is old pool equipment where the pool use to be and it needs to be removed.

Members attending the meeting suggested the complex put in a gate for security reasons and consider cover parking to increase the property value.

Unit 42 – said their fascial boards on the second floor needs to be fixed.

Wanda – asked about looking into a new landscaping company.

Unit 13-15 – still having foundation issues. Terry is sending Walt again to look at the units.

Meeting adjourn at 11:38

HOA September 17, 2019 Board Meeting
5:15pm

Board members present: Angel, Juanita, and Katerina
Board member absent: Cindy
Guest: Stacey Dowling
Century 21 Rep: Toni

Angel submitted a criminal trespassing affidavit for the property.

Stacey Dowling with Bryan PD attended and talked about National Night Out. She also gave examples for keeping unwanted visitors from parking in the owners reserve spots.

1. We paint the yellow lines
2. We paint each unit number

With the examples above it is easier reinforce the towing signs.

Toni will get bids for re-painting the yellow parking lines and the unit numbers.

Toni will get bids for updating the cameras at the dumpsters.

Toni will look into the cost and requirements for placing a security gate at the front door.

Board discussed raising the HOA fees. Fees can not go over 120% without holding a special meeting.

Current HOA for 2 bed room is \$140.

Current HOA for 3 bed room is \$165.

Angel motion to move \$15,000 from the reserve account to the operating account to cover the -11,950.65 balance. Juanita second the motion and motion passed.

Cash Flow

Beal Properties

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

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|---------------------------------------|------------------|----------------------|---------------------|--------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Homeowners Association Dues | 72,080.00 | 75.81 | 72,080.00 | 75.81 |
| Miscellaneous Income | 23,000.00 | 24.19 | 23,000.00 | 24.19 |
| Total Operating Income | 95,080.00 | 100.00 | 95,080.00 | 100.00 |
| Expense | | | | |
| A/C or Heating Repairs | 227.33 | 0.24 | 227.33 | 0.24 |
| Electrical Repairs | 1,061.10 | 1.12 | 1,061.10 | 1.12 |
| Fence Repair | 129.90 | 0.14 | 129.90 | 0.14 |
| Foundation Repair | 4,880.00 | 5.13 | 4,880.00 | 5.13 |
| General Maintenance | 6,310.49 | 6.64 | 6,310.49 | 6.64 |
| Insurance | 19,183.06 | 20.18 | 19,183.06 | 20.18 |
| Transfer to Reserves | 7,236.00 | 7.61 | 7,236.00 | 7.61 |
| Legal Fees | 5.00 | 0.01 | 5.00 | 0.01 |
| Lawn/Property Maintenance | 13,474.90 | 14.17 | 13,474.90 | 14.17 |
| Management Fee | 5,200.00 | 5.47 | 5,200.00 | 5.47 |
| Mortgage/Note Payment | 6,048.84 | 6.36 | 6,048.84 | 6.36 |
| Pest Control | 2,792.87 | 2.94 | 2,792.87 | 2.94 |
| Plumbing Expense | 4,196.42 | 4.41 | 4,196.42 | 4.41 |
| Porter Service | 555.00 | 0.58 | 555.00 | 0.58 |
| Professional Fees | 235.00 | 0.25 | 235.00 | 0.25 |
| Tax Expense | 92.68 | 0.10 | 92.68 | 0.10 |
| Utilities | 14,836.30 | 15.60 | 14,836.30 | 15.60 |
| Total Operating Expense | 86,464.89 | 90.94 | 86,464.89 | 90.94 |
| NOI - Net Operating Income | 8,615.11 | 9.06 | 8,615.11 | 9.06 |
| Total Income | 95,080.00 | 100.00 | 95,080.00 | 100.00 |
| Total Expense | 86,464.89 | 90.94 | 86,464.89 | 90.94 |
| Net Income | 8,615.11 | 9.06 | 8,615.11 | 9.06 |
| Other Items | | | | |
| Prepayments | 385.01 | | 385.01 | |
| Net Other Items | 385.01 | | 385.01 | |
| Cash Flow | 9,000.12 | | 9,000.12 | |

Cash Flow

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|----------------------------|-----------------|----------------------|---------------------|--------------------------|
| Beginning Cash | -12,450.50 | | -12,450.50 | |
| Beginning Cash + Cash Flow | -3,450.38 | | -3,450.38 | |
| Actual Ending Cash | -3,450.38 | | -3,450.38 | |

Expense Distribution

Exported On: 02/13/2020 11:31 AM

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

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

| Reference | Bill Date | Unit | Payee | Amount | Check # | Check Date | Description |
|--------------------------------------|------------|------|---|------------------|---------|------------------------------------|--|
| 6040 - A/C or Heating Repairs | | | | | | | |
| 36018AB | 09/27/2019 | | Brahmtex, Inc. | 227.33 | 122831 | 09/27/2019 | #40, moved a/c condensor so plumbing company could repair issue |
| 6390 - Electrical Repairs | | | | | | | |
| 11681 | 03/06/2019 | | Constant Current Electric | 439.37 | 122158 | 03/07/2019 | #30- light fixture not worth repairing, replaced with a LED night light. |
| 11677 | 03/06/2019 | | Constant Current Electric | 230.75 | 122158 | 03/07/2019 | #34- faulty ballast, rewired fixture to accommodate new LED lamp |
| 11734 | 05/05/2019 | | Constant Current Electric | 153.81 | 122351 | 05/06/2019 | electrical service |
| 11774 | 05/17/2019 | | Constant Current Electric | 237.37 | 122385 | 05/20/2019 | Electrical |
| | | | | 1,061.10 | | | |
| 6430 - Fence Repair | | | | | | | |
| 178 | 08/06/2019 | | First Choice Fencing Company | 129.90 | 122680 | 08/07/2019 | fencing repair- metal post set |
| 6439 - Foundation Repair | | | | | | | |
| 2807 #13-16 | 06/16/2019 | | Brazos Valley Solutions | 4,880.00 | 122509 | 06/17/2019 | Foundation repair to unit 13 - 16 Candlelight |
| 6455 - General Maintenance | | | | | | | |
| 9651 | 01/06/2019 | | Clean Up Crew | 64.95 | 121957 | 01/07/2019 | #26/ Repaired gutters and reattached down spout |
| 9631 | 02/04/2019 | #15 | Clean Up Crew | 64.95 | 122057 | 02/06/2019 | #15 diverted water runoff in front yard & channeled 2 areas for water to run off |
| 10679 | 02/06/2019 | #30 | T. Fry Make Ready | 90.31 | 122071 | 02/06/2019 | replace security light bulb |
| 621358 | 02/22/2019 | #23 | Eliseo Castaneda | 575.00 | 122154 | 03/07/2019 | 2807 gutter drainage repair |
| 1450 | 03/04/2019 | | Petty-Faldyn Property Repair LLC | 110.00 | 122168 | 03/07/2019 | #35 - Security Light repaired |
| 9724 | 03/04/2019 | | Clean Up Crew | 267.38 | 122155 | 03/07/2019 | #20- Filled hole under deck, replaced deck board, installed access door |
| 001 | 03/05/2019 | | Fire Water Restoration Emergency Services | 968.90 | 122161 | 03/07/2019 | CL #23 water extraction |
| 326006 | 03/05/2019 | | Ben Rios | 1,550.00 | 122170 | 03/07/2019 | #23 repair sheet rock from water damage - paint float texture |
| 1 | 03/21/2019 | | Lawn Stars | 866.00 | 122209 | 03/21/2019 | Installed french drain #23 |
| 10935 | 05/06/2019 | | T. Fry Make Ready | 82.47 | 122363 | 05/06/2019, 05/06/2019, 05/06/2019 | 2807#16- Install new gate latch |
| 10936 | 05/06/2019 | | T. Fry Make Ready | 96.23 | 122363 | 05/06/2019 | 2807#34- Repaired fence where it was pulling away from building. |
| 1480 | 05/17/2019 | | Petty-Faldyn Property Repair LLC | 284.00 | 122387 | 05/20/2019 | General maintenance |
| 1496 | 05/24/2019 | | Petty-Faldyn Property Repair LLC | 88.00 | 122407 | 05/28/2019 | repairs #20 fascia |
| 1524 | 06/14/2019 | | Petty-Faldyn Property Repair LLC | 296.00 | 122514 | 06/17/2019 | General maintenance-remove and repair door #13 |
| 1606 | 07/17/2019 | | Petty-Faldyn Property Repair LLC | 229.50 | 122610 | 07/19/2019 | general repairs- #42 second level soffit |
| 1607 | 07/17/2019 | | Petty-Faldyn Property Repair LLC | 180.25 | 122610 | 07/19/2019 | general repairs- second story gutters |
| 1724 | 08/06/2019 | | Robert Walker | 45.00 | 122687 | 08/07/2019 | general maintenance- fence repair |
| 1679 | 08/12/2019 | | Petty-Faldyn Property Repair LLC | 60.00 | 122702 | 08/12/2019 | #6- Gate repair |
| 1722 | 09/04/2019 | | Petty-Faldyn Property Repair LLC | 124.00 | 122769 | 09/05/2019 | paint and repair above awning #3 |
| 1818 | 10/07/2019 | | Petty-Faldyn Property Repair LLC | 63.00 | 122881 | 10/07/2019 | repair gate and latch #23 |
| 9951 | 10/07/2019 | | Clean Up Crew | 80.00 | 122878 | 10/07/2019 | repair front and back door #13 |
| 1779 | 11/05/2019 | | Robert Walker | 124.55 | 122964 | 11/06/2019 | general maintenance- repair gate latch, buy and install hose bib covers |
| 1841 | 11/15/2019 | | Petty-Faldyn Property Repair LLC | 188.00 | 123004 | 11/15/2019 | Removed deck from #3 to remove dead animal and then reinstalled |
| | | | | 6,498.49 | | | |
| 6470 - Insurance | | | | | | | |
| TXH-826551 | 01/23/2019 | | IPFS Corporation | 1,181.35 | 122010 | 01/23/2019 | Monthly Insurance |
| TXH-826551 | 02/21/2019 | | IPFS Corporation | 1,181.35 | 122097 | 02/21/2019 | insurance |
| TXH-826551 | 03/21/2019 | | IPFS Corporation | 1,181.35 | 122219 | 03/22/2019 | Candlelight insurance |
| TXH-826551 | 04/23/2019 | | IPFS Corporation | 1,181.35 | 122314 | 04/23/2019 | insurance |
| TXH-826551 | 05/21/2019 | | IPFS Corporation | 1,181.35 | 122395 | 05/21/2019 | monthly insurance |
| TXH-826551 | 06/17/2019 | | IPFS Corporation | 1,181.35 | 122521 | 06/17/2019 | Monthly Insurance |
| TXH-826551 | 07/22/2019 | | IPFS Corporation | 1,181.35 | 122622 | 07/25/2019 | Monthly Insurance |
| LFM0001829 | 09/04/2019 | | RLI Surety | 284.00 | 122771 | 09/05/2019 | monthly insurance |
| 7942 | 10/01/2019 | | Service Insurance Group | 5,800.00 | 122835 | 10/01/2019 | 2019-2020 Annual insurance down payment |
| TXH-946384 | 10/30/2019 | | IPFS Corporation | 1,609.87 | 122926 | 10/30/2019 | Monthly Insurance |
| TXH-946384 | 11/19/2019 | | IPFS Corporation | 1,609.87 | 123011 | 11/20/2019 | monthly insurance |
| TXH-946384 | 12/19/2019 | | IPFS Corporation | 1,609.87 | 123099 | 12/19/2019 | Monthly Insurance premium |
| | | | | 19,183.06 | | | |
| 6471 - Transfer to Reserves | | | | | | | |
| | 01/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 121923 | 01/03/2019 | January 2019 - Transfer to Reserves |
| | 02/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122035 | 02/04/2019 | February 2019 - Transfer to Reserves |
| | 03/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122123 | 03/04/2019 | March 2019 - Transfer to Reserves |
| | 04/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122244 | 04/04/2019 | April 2019 - Transfer to Reserves |
| | 05/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122329 | 05/02/2019 | May 2019 - Transfer to Reserves |
| | 06/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122413 | 06/03/2019 | June 2019 - Transfer to Reserves |
| | 07/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122543 | 07/02/2019 | July 2019 - Transfer to Reserves |
| | 08/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122649 | 08/05/2019 | August 2019 - Transfer to Reserves |
| | 09/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122748 | 09/03/2019 | September 2019 - Transfer to Reserves |
| | 10/01/2019 | | Candlelight Village Homeowners Assoc. | 603.00 | 122842 | 10/02/2019 | October 2019 - Transfer to Reserves |

| | | | | | | |
|---|------------|--|------------------|--------|------------|---|
| | 11/01/2019 | Candlelight Village Homeowners Assoc. | 603.00 | 122939 | 11/01/2019 | November 2019 - Transfer to Reserves |
| | 12/01/2019 | Candlelight Village Homeowners Assoc. | 603.00 | 123024 | 12/02/2019 | December 2019 - Transfer to Reserves |
| | | | 7,236.00 | | | |
| 6473 - Legal Fees | | | | | | |
| 56171601 | 10/08/2019 | Secretary of State | 5.00 | 122889 | 10/14/2019 | Update Secretary of State - Candlelight |
| 6475 - Lawn/Property Maintenance | | | | | | |
| 733 | 01/06/2019 | Lopez Boyz | 940.00 | 121965 | 01/07/2019 | Monthly Lawn Maintenance |
| 740 | 01/06/2019 | Lopez Boyz | 170.00 | 121965 | 01/07/2019 | #23 - dug drainage ditch and put down 20 bags of sand |
| 759 | 02/06/2019 | Lopez Boyz | 940.00 | 122064 | 02/06/2019 | 1/4, 1/15, 1/25 mow, edge, weed-eat |
| 5906 | 03/04/2019 | EnviroCare | 162.38 | 122160 | 03/07/2019 | Irrigation plan to get the sprinkler system working again. |
| 21519c | 03/05/2019 | Green Magic, Lawn, Tree and Shrub Health | 454.65 | 122162 | 03/07/2019 | Lawn Treatment |
| 850 | 03/06/2019 | Lopez Boyz | 220.00 | 122167 | 03/07/2019 | #16/ Purchased and Placed a drainage box and drainage pipe (River rock) |
| 854 | 03/06/2019 | Lopez Boyz | 940.00 | 122167 | 03/07/2019 | Monthly Lawn Maintenance |
| 935 | 04/05/2019 | Lopez Boyz | 940.00 | 122278 | 04/07/2019 | lawn maintenance |
| 1034 | 05/06/2019 | Lopez Boyz | 940.00 | 122359 | 05/06/2019 | Monthly Lawn Maintenance |
| 1021 | 05/06/2019 | Lopez Boyz | 120.00 | 122369 | 05/06/2019 | trench for drainage |
| 1176 | 06/06/2019 | Lopez Boyz | 940.00 | 122491 | 06/07/2019 | Monthly Lawn Maintenance |
| 2019-395 | 06/07/2019 | Brazos Valley Stump Grinding and Tree | 1,299.00 | 122510 | 06/17/2019 | trim trees off bldgs and over parking area |
| 1 | 06/19/2019 | #23 Lawn Stars | 541.25 | 122527 | 06/20/2019 | |
| 1227 | 07/05/2019 | Lopez Boyz | 350.00 | 122575 | 07/07/2019 | lawn maintenance-cut and remove large tree |
| 1220 | 07/05/2019 | Lopez Boyz | 350.00 | 122575 | 07/07/2019 | lawn maintenance-cut and remove large tree |
| 2 | 07/08/2019 | Lawn Stars | 541.25 | 122589 | 07/08/2019 | June 2019 lawn service |
| 13321 | 07/08/2019 | Green Rite Lawn Spraying Service | 460.06 | 122587 | 07/08/2019 | lawn maintenance - Mid summer application |
| 3 | 08/20/2019 | Lawn Stars | 541.25 | 122715 | 08/20/2019 | monthly lawn service |
| 4 | 09/09/2019 | Lawn Stars | 541.25 | 122791 | 09/09/2019 | monthly lawn service |
| 5 | 10/07/2019 | Lawn Stars | 541.25 | 122880 | 10/07/2019 | Lawn Care #23 |
| 13665 | 10/07/2019 | Green Rite Lawn Spraying Service | 460.06 | 122879 | 10/07/2019 | fall application |
| 6 | 11/15/2019 | Lawn Stars | 541.25 | 123002 | 11/15/2019 | Monthly Lawn Maintenance |
| 7 | 12/16/2019 | Lawn Stars | 541.25 | 123088 | 12/17/2019 | monthly lawn service November |
| | | | 13,474.90 | | | |
| 6540 - Management Fee | | | | | | |
| | 01/03/2019 | BVP Management, Inc. | 400.00 | 121920 | 01/03/2019 | Management Fee for 01/2019 |
| | 02/04/2019 | BVP Management, Inc. | 400.00 | 122033 | 02/04/2019 | Management Fee for 02/2019 |
| | 03/04/2019 | BVP Management, Inc. | 400.00 | 122121 | 03/04/2019 | Management Fee for 03/2019 |
| | 04/04/2019 | BVP Management, Inc. | 400.00 | 122236 | 04/04/2019 | Management Fee for 04/2019 |
| | 05/02/2019 | BVP Management, Inc. | 450.00 | 122327 | 05/02/2019 | Management Fee for 05/2019 |
| | 06/04/2019 | BVP Management, Inc. | 450.00 | 122469 | 06/04/2019 | Management Fee for 06/2019 |
| | 07/02/2019 | BVP Management, Inc. | 450.00 | 122536 | 07/02/2019 | Management Fee for 07/2019 |
| | 08/05/2019 | BVP Management, Inc. | 450.00 | 122643 | 08/05/2019 | Management Fee for 08/2019 |
| | 09/03/2019 | Beal Properties | 450.00 | 122758 | 09/03/2019 | Management Fee for 09/2019 |
| | 10/02/2019 | Beal Properties | 450.00 | 122852 | 10/02/2019 | Management Fee for 10/2019 |
| | 11/01/2019 | Beal Properties | 450.00 | 122933 | 11/01/2019 | Management Fee for 11/2019 |
| | 12/02/2019 | Beal Properties | 450.00 | 123023 | 12/02/2019 | Management Fee for 12/2019 |
| | | | 5,200.00 | | | |
| 6560 - Mortgage/Note Payment | | | | | | |
| | 01/01/2019 | Prosperity Bank. | 1,512.21 | 121937 | 01/03/2019 | January 2019 - Fence Replacement |
| | 02/01/2019 | Prosperity Bank. | 1,512.21 | 122048 | 02/04/2019 | February 2019 - Fence Replacement |
| | 03/01/2019 | Prosperity Bank. | 1,512.21 | 122137 | 03/04/2019 | March 2019 - Fence Replacement |
| | 04/01/2019 | Prosperity Bank. | 1,512.21 | 122240 | 04/04/2019 | April 2019 - Fence Replacement |
| | | | 6,048.84 | | | |
| 6695 - Pest Control | | | | | | |
| 19379 | 01/06/2019 | Joe Loudat DBA/ | 86.60 | 121962 | 01/07/2019 | Monthly Pest Control Service |
| 19511 | 02/05/2019 | Joe Loudat DBA/ | 86.60 | 122062 | 02/06/2019 | monthly pest control |
| 19642 | 03/04/2019 | Joe Loudat DBA/ | 86.60 | 122165 | 03/07/2019 | Monthly Pest Control |
| 1288 | 04/04/2019 | Joe Loudat DBA/ | 86.60 | 122276 | 04/07/2019 | monthly pest control |
| 1288 | 05/05/2019 | Joe Loudat DBA/ | 86.60 | 122357 | 05/06/2019 | monthly pest control #1-16 |
| 20034 | 06/04/2019 | Joe Loudat DBA/ | 86.60 | 122490 | 06/07/2019 | Monthly Pest Control/#17-30 |
| 3229P | 06/10/2019 | Binford Insect Control, Inc. | 454.66 | 122502 | 06/11/2019 | pest control-6 month/#37,5,6,9,10,11,12 |
| 20183 | 07/04/2019 | Joe Loudat DBA/ | 86.60 | 122574 | 07/07/2019 | monthly pest service-exterior #31-42 |
| 20330 | 08/06/2019 | Joe Loudat DBA/ | 86.60 | 122683 | 08/07/2019 | pest control-exterior roach/ant |
| 20359 | 08/06/2019 | Joe Loudat DBA/ | 216.50 | 122683 | 08/07/2019 | pest control-sub-terr termite renewal 31-34 |
| 20482 | 09/04/2019 | Joe Loudat DBA/ | 86.60 | 122767 | 09/05/2019 | monthly pest service #17-30 |
| 20670 | 10/03/2019 | Joe Loudat DBA/ | 86.60 | 122863 | 10/06/2019 | monthly pest control-exterior #31-42 |
| 20841 | 11/05/2019 | Joe Loudat DBA/ | 627.85 | 122961 | 11/06/2019 | pest control-fleas outside all common areas |
| 20819 | 11/05/2019 | Joe Loudat DBA/ | 86.60 | 122961 | 11/06/2019 | monthly pest control-exterior #1-16 |
| 20969 | 12/04/2019 | Joe Loudat DBA/ | 86.60 | 123055 | 12/05/2019 | monthly pest control-exterior #17-30 |
| 55165 | 12/16/2019 | Binford Insect Control, Inc. | 454.66 | 123083 | 12/17/2019 | termite inspection/treatment 9,10,11,12,37,5,6 |
| | | | 2,792.87 | | | |
| 6700 - Plumbing Expense | | | | | | |
| 24145 | 02/06/2019 | Holman's Quality Plumbing | 692.22 | 122060 | 02/06/2019 | leak in front of 16 |
| 2238 | 02/15/2019 | Twin City Plumbing LLC | 378.88 | 122099 | 02/21/2019 | plumbing repaired 1 1/4 main water line |
| 2264 | 03/21/2019 | Twin City Plumbing LLC | 75.00 | 122221 | 03/22/2019 | 2807 plumbing |
| 2278 | 03/29/2019 | Twin City Plumbing LLC | 850.00 | 122283 | 04/07/2019 | 2807 main water line repair |
| 2344 | 07/03/2019 | Twin City Plumbing LLC | 120.00 | 122580 | 07/07/2019 | plumbing repair #13 |
| 2382 | 08/06/2019 | Twin City Plumbing LLC | 160.00 | 122686 | 08/07/2019 | plumbing repair-#41 |
| 2422 | 09/04/2019 | Twin City Plumbing LLC | 75.00 | 122772 | 09/05/2019 | located main water valve- #23 |
| 2185 | 09/15/2019 | Twin City Plumbing LLC | 135.32 | 122813 | 09/17/2019 | plumbing repairs and supplies-#3 |
| 2503 | 12/04/2019 | Twin City Plumbing LLC | 1,450.00 | 123063 | 12/05/2019 | repair 2 inch main water line #24 |
| 2502 | 12/04/2019 | Twin City Plumbing LLC | 260.00 | 123063 | 12/05/2019 | repair 1 inch water line #14 |
| | | | 4,196.42 | | | |
| 6701 - Porter Service | | | | | | |

| | | | | | | | |
|---------------------------------|------------|--|----------------------------------|------------------|--------|------------|---|
| 1598 | 01/06/2019 | | Robert Walker | 70.00 | 121968 | 01/07/2019 | Bulk Pick Up |
| 1628 | 03/04/2019 | | Robert Walker | 160.00 | 122172 | 03/07/2019 | Monthly Bulk Pick Up |
| 1658 | 04/02/2019 | | Robert Walker | 60.00 | 122284 | 04/07/2019 | 2807 porter service |
| 1694 | 06/04/2019 | | Robert Walker | 90.00 | 122496 | 06/07/2019 | Porter Service-bulk pickup and dump fee |
| 1741 | 09/04/2019 | | Robert Walker | 175.00 | 122773 | 09/05/2019 | porter service- August 5,7,21 |
| | | | | 555.00 | | | |
| 6705 - Professional Fees | | | | | | | |
| 200562 | 10/03/2019 | | Thompson, Derrig and Craig, P.C. | 235.00 | 122867 | 10/06/2019 | Income tax return for HOA |
| 6755 - Tax Expense | | | | | | | |
| 74-2221553 | 11/10/2019 | | Internal Revenue Service | 92.68 | 122984 | 11/12/2019 | taxes due |
| 6810 - Utilities | | | | | | | |
| 2032166 | 01/03/2019 | | Bryan Texas Utilities | 613.22 | 121944 | 01/03/2019 | utilities |
| 2032167 | 01/03/2019 | | Bryan Texas Utilities | 275.85 | 121944 | 01/03/2019 | utilities |
| 2031766 | 01/03/2019 | | Bryan Texas Utilities | 91.23 | 121944 | 01/03/2019 | utilities |
| 2031766 | 01/23/2019 | | Bryan Texas Utilities | 80.18 | 122005 | 01/23/2019 | utilities |
| 2032166 | 01/23/2019 | | Bryan Texas Utilities | 542.77 | 122005 | 01/23/2019 | utilities |
| 2032167 | 01/23/2019 | | Bryan Texas Utilities | 285.74 | 122005 | 01/23/2019 | utilities |
| 2031766 | 02/20/2019 | | Bryan Texas Utilities | 84.79 | 122092 | 02/21/2019 | 2807 electric |
| 2032166 | 02/20/2019 | | Bryan Texas Utilities | 568.73 | 122092 | 02/21/2019 | 2807 water |
| 2032167 | 02/20/2019 | | Bryan Texas Utilities | 318.49 | 122092 | 02/21/2019 | 2807 water |
| 2032167 | 03/21/2019 | | Bryan Texas Utilities | 299.95 | 122216 | 03/22/2019 | 2807 Wildflower water |
| 2032166 | 03/21/2019 | | Bryan Texas Utilities | 551.42 | 122216 | 03/22/2019 | 2807 water & electric |
| 2031766 | 03/21/2019 | | Bryan Texas Utilities | 83.62 | 122216 | 03/22/2019 | 2807 electric |
| 2031766 | 04/22/2019 | | Bryan Texas Utilities | 83.88 | 122310 | 04/23/2019 | electric |
| 2032166 | 04/22/2019 | | Bryan Texas Utilities | 634.85 | 122310 | 04/23/2019 | water |
| 2032167 | 04/23/2019 | | Bryan Texas Utilities | 338.27 | 122310 | 04/23/2019 | water |
| 2031766 | 05/21/2019 | | Bryan Texas Utilities | 81.56 | 122392 | 05/21/2019 | monthly utilities-electric |
| 2032166 | 05/21/2019 | | Bryan Texas Utilities | 578.61 | 122392 | 05/21/2019 | monthly utilities-water |
| 2032167 | 05/21/2019 | | Bryan Texas Utilities | 373.50 | 122392 | 05/21/2019 | monthly utilities-water |
| 2031766 | 06/17/2019 | | Bryan Texas Utilities | 81.07 | 122520 | 06/17/2019 | Utilities |
| 2032166 | 06/17/2019 | | Bryan Texas Utilities | 814.69 | 122520 | 06/17/2019 | Utilities |
| 2032167 | 06/17/2019 | | Bryan Texas Utilities | 469.90 | 122520 | 06/17/2019 | Utilities |
| 20311766 | 07/22/2019 | | Bryan Texas Utilities | 80.18 | 122614 | 07/24/2019 | monthly utilities- electric |
| 2032166 | 07/22/2019 | | Bryan Texas Utilities | 961.16 | 122614 | 07/24/2019 | monthly utilities-water |
| 2032167 | 07/22/2019 | | Bryan Texas Utilities | 521.20 | 122614 | 07/24/2019 | monthly utilities-water |
| 2032166 | 08/22/2019 | | Bryan Texas Utilities | 807.89 | 122725 | 08/26/2019 | monthly utilities-water 2807 |
| 2032167 | 08/22/2019 | | Bryan Texas Utilities | 356.19 | 122725 | 08/26/2019 | monthly utilities-water 2807 |
| 2031766 | 08/22/2019 | | Bryan Texas Utilities | 79.92 | 122725 | 08/26/2019 | monthly utilities-electricity 2807 |
| 2031766 | 09/22/2019 | | Bryan Texas Utilities | 81.75 | 122819 | 09/23/2019 | monthly utilities-electricity |
| 2032166 | 09/22/2019 | | Bryan Texas Utilities | 814.07 | 122819 | 09/23/2019 | monthly utilities-water |
| 2032167 | 09/22/2019 | | Bryan Texas Utilities | 515.64 | 122819 | 09/23/2019 | monthly utilities-water |
| 2032166 | 10/31/2019 | | Bryan Texas Utilities | 749.18 | 122930 | 10/31/2019 | Water |
| 2031766 | 10/31/2019 | | Bryan Texas Utilities | 82.83 | 122930 | 10/31/2019 | Electric |
| 2032167 | 10/31/2019 | | Bryan Texas Utilities | 318.49 | 122930 | 10/31/2019 | water |
| 2032167 | 11/19/2019 | | Bryan Texas Utilities | 346.92 | 123009 | 11/20/2019 | monthly utilities-water |
| 2032166 | 11/19/2019 | | Bryan Texas Utilities | 678.73 | 123009 | 11/20/2019 | monthly utilities-water |
| 2031766 | 11/19/2019 | | Bryan Texas Utilities | 83.70 | 123009 | 11/20/2019 | monthly utilities-electricity |
| 2032167 | 12/23/2019 | | Bryan Texas Utilities | 339.51 | 123102 | 12/23/2019 | Monthly Utility Bill |
| 2032166 | 12/23/2019 | | Bryan Texas Utilities | 680.58 | 123102 | 12/23/2019 | Monthly Utility Bill |
| 2031766 | 12/23/2019 | | Bryan Texas Utilities | 86.04 | 123102 | 12/23/2019 | Monthly Utility Bill |
| | | | | 14,836.30 | | | |
| Total | | | | 86,652.89 | | | |

Homeowner Delinquency

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

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 165.00

| Unit | Name | Amount Receivable |
|--------------|---|-------------------|
| <hr/> | | |
| #34 | Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802 | 280.00 |
| Total | | 280.00 |



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Statement Date

12/31/2019

4385 1 AV 0.383
CANDLELIGHT HOMEOWNERS ASSN
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

Page 1 of 3



1

STATEMENT SUMMARY

TX Business Money Market Account No

| | | | |
|------------|--------------------------|-----------------------------|-------------|
| 12/01/2019 | Beginning Balance | | \$34,811.98 |
| | 2 Deposits/Other Credits | + | \$619.37 |
| | 1 Checks/Other Debits | - | \$4,554.90 |
| 12/31/2019 | Ending Balance | 31 Days in Statement Period | \$30,876.45 |

DEPOSITS/OTHER CREDITS

| Date | Description | Amount |
|------------|------------------------------------|----------|
| 12/03/2019 | Deposit | \$603.00 |
| 12/31/2019 | Accr Earning Pymt Added to Account | \$16.37 |

OTHER DEBITS

| Date | Description | Amount |
|------------|---------------------|------------|
| 12/10/2019 | Telephone/Wire Xfer | \$4,554.90 |

DAILY ENDING BALANCE

| Date | Balance | Date | Balance |
|-------|-------------|-------|-------------|
| 12-01 | \$34,811.98 | 12-10 | \$30,860.08 |
| 12-03 | \$35,414.98 | 12-31 | \$30,876.45 |

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

| | | | |
|---------------------------|----------|--------------------------------|--------|
| Interest Paid This Period | \$16.37 | Annual Percentage Yield Earned | 0.60 % |
| Interest Paid YTD | \$402.53 | Days in Earnings Period | 31 |

9001

102491 : 00438501



CANDLELIGHT HOA 2020 BUDGET

| | 2019 Budget | 2019 Actual | 2020 Budget | 2020 \$10.00 increase |
|------------------------|-----------------|-----------------|--------------|-----------------------------|
| INCOME: | | | | |
| HOA Dues | 72360 | 72465.01 | 72360 | |
| Late Fees | | 0 | | |
| Renovation Income | | | | |
| Capital Improv. Income | 8000 | 23000 | | |
| Total INCOME: | 80360 | 95465.01 | 72360 | 77400 |
| EXPENSES: | | | | |
| Lawn Maintenance | 14000 | 13474.9 | 10500 | |
| Insurance | 15801 | 19183.06 | 19000 | |
| Office Supplies | 0 | 0 | 0 | |
| Pest Control | 2250 | 2792.87 | 2600 | |
| Plumbing | 4000 | 4196.42 | 3000 | |
| Utilities | 15000 | 14836.3 | 15000 | |
| Management Fee | 5150 | 5200 | 5200 | |
| General Maintenance | 6000 | 6537.82 | 3000 | |
| Legal/Professional | 300 | 332.68 | 350 | |
| Porter Service | 700 | 555 | 575 | |
| Electrical | 1000 | 1061.1 | 1000 | |
| Fence Repair | 0 | 129.9 | 0 | |
| Renovation Loan | 6048.84 | 6048.84 | 0 | |
| Parking Lot Repair | 0 | 0 | 0 | |
| Roof Repair | 200 | 0 | 250 | |
| Special Projects | 0 | 4880 | 0 | |
| Transfer to Reserves | 7236 | 7236 | 7236 | 7740 |
| Misc Expense | 250 | | 0 | |
| TOTAL EXPENSES: | 77935.84 | 86464.89 | 67711 | 68215 |
| NET INCOME: | 2424.16 | 9000.12 | 4649 | 9185 |

Candlelight Reserve Account Balance as of 12/31/2019 30,876.45



Bob Walker
Century 21 Real Estate
BOB@CENTURY21RE.COM
PH: 408.443.1234
Need a REALTOR? What About BOB?



CMA 1 - Line

Property Type is Residential Status is one of Active, Contingency Contract, Exclusive Agency Status is Sold Status Contractual Search Date is 02/11/2020 to 12/28/2018 Street Number 2807 Street Name is like Wildflower

Prepared By: Bob Walker Listings as of 02/11/20 at 12:56 pm

| 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 |
|--|------------------------------|--------|------|-----------|--------|---------------------|--------|-----------|---------|------------|------------|--------------|------------|--------|-----|
| 19009767 | 2807 Wildflower Drive #20 20 | 2 | 1/1 | NONE | NONE | Candlelight Village | 1981 | 1,206 | \$78.69 | \$94,900 | \$97,000 | \$80.43 | 07/29/2019 | 97.10 | 47 |
| 19016914 | 2807 Wildflower Drive #25 25 | 2 | 1/1 | NONE | NONE | Candlelight Village | 1981 | 1,206 | \$81.43 | \$98,200 | \$100,000 | \$89.44 | 06/19/2019 | 101.37 | 221 |
| 20001674 | 2807 Wildflower Drive #42 42 | 3 | 2/- | NONE | NONE | Candlelight Village | 1981 | 1,459 | \$85.68 | \$125,000 | \$104,000 | \$86.24 | 05/09/2019 | 100.00 | 38 |
| # LISTINGS: 3 | | | | | | | | | | | | | | | |
| Medians: | | | | | | | | | | | | | | | |
| Minimums: 1981 1,206 \$78.69 \$94,900 94 | | | | | | | | | | | | | | | |
| Maximums: 1981 1,459 \$85.68 \$125,000 243 | | | | | | | | | | | | | | | |
| Averages: 1981 1,290 \$81.93 \$106,033 114 | | | | | | | | | | | | | | | |
| Sold Properties | | | | | | | | | | | | | | | |
| 19009677 | 2807 Wildflower Drive #23 23 | 2 | 1/1 | NONE | NONE | Candlelight Village | 1981 | 1,206 | \$82.84 | \$99,900 | \$97,000 | \$80.43 | 07/29/2019 | 97.10 | 47 |
| 18018337 | 2807 WILDFLOWER #40 40 | 3 | 2/- | NONE | NONE | Candlelight Village | 1981 | 1,440 | \$68.51 | \$98,650 | \$100,000 | \$69.44 | 06/19/2019 | 101.37 | 221 |
| 18007744 | 2807 Wildflower Drive #27 27 | 2 | 1/1 | NONE | NONE | Candlelight Village | 1981 | 1,206 | \$86.24 | \$104,000 | \$104,000 | \$86.24 | 05/09/2019 | 100.00 | 38 |
| # LISTINGS: 3 | | | | | | | | | | | | | | | |
| Medians: | | | | | | | | | | | | | | | |
| Minimums: 1981 1,206 \$82.84 \$99,900 47 | | | | | | | | | | | | | | | |
| Maximums: 1981 1,440 \$86.24 \$104,000 221 | | | | | | | | | | | | | | | |
| Averages: 1981 1,284 \$79.19 \$100,850 99.49 | | | | | | | | | | | | | | | |

Quick Statistics (6 Listings Total)

| | | | | |
|-------------------|----------|-----------|-----------|-----------|
| List Price | Min | Max | Average | Median |
| | \$84,900 | \$125,000 | \$103,442 | \$99,275 |
| Sold Price | Min | Max | Average | Median |
| | \$97,000 | \$104,000 | \$100,333 | \$100,000 |



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/10/2019

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: | Eliana Milioto | |
| | | PHONE (A/C, No, Ext): | (979)774-3900 | FAX (A/C, No): (979)774-3955 |
| | | E-MAIL ADDRESS: | eliana.milioto@sigbcs.com | |
| | | INSURER(S) AFFORDING COVERAGE | | NAIC # |
| INSURED | Candlelight Village Condo Owners Association C/O Century 21 Beal 903 S Texas Ave College Station TX 77840- | INSURER A: RLI Surety Company | | |
| | | INSURER B: Unites Stated Liability Insurance | | 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 SUBR INSR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|--------------------|---------------|-------------------------|-------------------------|--|
| B | GENERAL LIABILITY <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 | | NPP1578431B | 10/01/2019 | 10/01/2020 | 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 - COM/OP AGG \$ Included |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ | | | | | 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 | | | | | WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Fidelity Bond - Dishonesty | | LFM0001829 | 10/21/2019 | 10/21/2020 | Bond Limit 40,000 |
| B | Directors & Officers | | NPP1578431B | 10/01/2019 | 10/01/2020 | Aggr / Each Claim 1,000,000 |

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

CERTIFICATE HOLDER

CANCELLATION

AI 002873

Sample Certificate
Contact Insurance Agency for Detailed Certificate
or to verify any info (979)774-3900

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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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

10/10/2019

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 United Specialty Insurance Company |
| FAX (A/C, No): (979)774-3955 | E-MAIL ADDRESS: eliana.milioto@sigbcs.com | |
| CODE: | SUB CODE: | |
| AGENCY CUSTOMER ID #: 7942 | | |
| INSURED Candlelight Village Condo Owners Association c/o Beal Properties 903 S Texas Ave College Statio TX 77840- | LOAN NUMBER | POLICY NUMBER S628350 |
| | EFFECTIVE DATE 10/01/2019 | EXPIRATION DATE 10/01/2020 |
| | <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 Form, Replacement Cost (\$25,000 wind/hail deduct.); No coins. | 3,798,900 | 10,000 |
| Equipment Breakdown (Boiler & Machinery Property Damage) | 250,000 | 10,000 |
| Ordinance or Law - Loss to Undamaged Portion of Building | Included | 10,000 |
| Ordinance or Law - Demolition Cost Blanket | 1,000,000 | 10,000 |
| Ordinance or Law - Increased Cost of Construction Blanket | 1,000,000 | 10,000 |
| Total premium including taxes/fees \$19,051.84 | | |

REMARKS (Including Special Conditions)

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 Contact Insurance Agency for Detailed Certificate or to verify any info (979)774-3900 | MORTGAGEE | ADDITIONAL INSURED |
| | LOSS PAYEE | |
| | LOAN # | |
| | AUTHORIZED REPRESENTATIVE | |