

Candlelight Village



2019 Annual HOA Meeting

Saturday May 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

May 14, 2019

Candlelight Village Owners Association is requesting your attendance at the **2019 Annual Meeting** to be held at **404 D University Drive E., College Station, Texas 77840 (Century 21 Beal, Training Room)** on **Saturday, May 25, 2019 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 May 24, 2019. You can mail or email the completed proxy (below) to BVPM, 903 Texas Ave. S. College Station, Texas 77840, and Attention: Toni Myers (tonim@bealbcs.com) or fax it to **(979) 764-0508.**

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Reading and approval of minutes of preceding annual meeting.
3. Officer Stacey Dowling, Bryan PD, NET Division
4. 2018 financial report. (2018 cash flow, 2019 Budget, delinquencies, sales report)
5. Lawn Maintenance issues
6. Maintenance issues throughout complex.
7. Drainage issues
8. New business
9. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I; _____

Do hereby appoint; _____

OR (Circle one) Katerina Hall Judy McIntyre Angel Morrison BVPM – Terry Thigpin

As agent for me, and in my name and stead to vote as my Proxy at the 2019 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 May 25, 2019 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 May 24, 2019.

You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840
Fax: 979-764-0508 or Email: c21hoa@century21bcs.com

**CANDLELIGHT VILLAGE
ANNUAL MEETING
January 20, 2018**

Agenda

- A. Roll call (by sign-in sheet, owners present and proxies—determine if quorum is present)
- B. Proof of notice of meeting
- C. Reading and approval of minutes of preceding annual meeting
- D. 2017 financial report; 2018 Budget
- E. Maintenance issues
- F. Election of Directors
- G. Unfinished business
- H. New business: driveway repair, landscaping
- I. Adjournment

MINUTES OF 2018 ANNUAL HOA MEETING

- A. Terry Thigpin, Property Manager, called the meeting to order at 10:06. The meeting was held on January 20, 2018 at 903 S. Texas Avenue, College Station, Texas at the BVP Management offices. Board members present were Katerina Hall, President, and Juanita Boyd, Secretary. Attendance was recorded by sign-in sheet.
Owners present by Unit #
 - #3 Katerina Hall
 - #4 Angel Morrison
 - #13 Holly Penn
 - #19 Robin and Pam Castell
 - #21 B. J. Broadhurst
 - #25 Walter Modgling
 - #25 Cynthia Corley
 - #27 Bob Walker
 - #30 Juanita Boyd
 - #32 Joseph and Kayne SpachekProxies were received from Jenny Driels and Dennis Mushinski.
- B. Proof of notice of meeting is included in the packet.
- C. Minutes for the 2017 annual meeting are included in the packet. After a few minutes to review the minutes, Holly Penn moved they be accepted as printed. Angel Morrison seconded the motion and it carried.
- D. Terry Thigpin discussed the financial documents in the packet: 2017 Cash Flow, Expense Distribution, and the Budget for 2018. Monies will be transferred from the reserve account to pay the fence replacement and painting loan balance of \$57,972.26 and to cover the negative operating cash balance as of December 31, 2017 of \$17,405.77. Included in the packet was a copy of the current account balance from Prosperity Bank. Terry went over a 2017 sales report for Candlelight HOA and prices for which the units were selling. Certificates of current insurance coverage are also in the packet. Juanita Boyd moved the Budget for 2018 be accepted as printed. Robin Castell seconded the motion and it carried.

E. Property owners mentioned maintenance issues. Toni Myers, Brazos Valley Property Management, made note of the issues and will get back with the owners. Cynthia Corley, Holly Penn, Joseph Spachek, and Robert Walker volunteered to serve on a Landscape Committee.

F. Volunteering to return and serve on the Board for 2018 are Juanita Boyd and Katerina Hall. Also volunteering for the Board are Cynthia Corley, Angel Morrison and Kayne Spachek. Terry will check with Judy McIntyre to see if she would like to continue to serve. A meeting will be called in the near future to elect officers for 2018.

G. There was no unfinished business.

H. New Business

Terry discussed the need to consider making plans for driveway repair and landscaping to improve property values. The fenced area located in the common area containing electrical supply also needs to be considered for removal.

I. The meeting was adjourned at 11:54.

**CANDLELIGHT VILLAGE
BOARD MEETING
FEBRUARY 19, 2018**

Terry Thigpin, Property Manager, called the meeting to order at 5:13 pm. The meeting was held on February 19, 2018 at 903 S. Texas Avenue, College Station, Texas at the BVP Management Office. Board members present were Katerina Hall, President, Juanita Boyd, Secretary, Cynthia Corley, Angel Morrison and Kayne Spachek. Judy McIntyre was not present.

This meeting was called to address a recent inspection of the foundation of two buildings. To correct these foundation issues would cause financial problems to the 2018 Budget presented at the 2018 Annual homeowners meeting. The Board decided to **not** pay off the bank loan, continue to pay the monthly bank loan, and address the foundation issues. See motion below:

Juanita Boyd moved that \$33,000.00 (to pay negative operating account balance and \$15,538.00 for foundation repair) be transferred from the reserve account to the operating account. The bank loan will not be paid; therefore, the note payment will continue to be paid. Angel Morrison seconded the motion. Discussion included asking that Walter Childers be present at a meeting to answer questions regarding foundation issues. The motion was approved.

Terry stated that since the note would continue to be paid he would prepare a revised 2018 budget.

The meeting was adjourned at 5:59 pm.

**CANDLELIGHT VILLAGE
BOARD MEETING
April 23, 2018**

Toni Myers, with BVP Management, began the meeting about 11:15 am on April 23, 2018 at 903 S. Texas Avenue, College Station, Texas at the BVP Management Office. Board members present were Katerina Hall, President; Judy McIntyre, Vice President; Juanita Boyd, Secretary; Cynthia Corley; and Kayne Spachek. Angel Morrison was not present.

The 2018 Financial report through April 23, 2018 was discussed. The reserve fund balance is \$79,599.00, including April's transfer to reserves.

This meeting was called to address several problems within Candlelight Village. The Board asked if the following questions could be answered/resolved:

1. How out of level is the foundation?
2. What drainage issues need fixed?
3. (What is the) guarantee about retaining wall (ditch between units 12 and 13)?
4. Contact City regarding drainage from City (referring to ditch between units 12 and 13). Follow up.
5. Lopez Boys cutting grass to low in between bldgs.
6. More contractors to bid (on foundation repairs).
7. (What is the) cause of foundation issues? Trees? Age? Erosion?
8. #9 weep holes full of caulking?
9. (What is the) balance on bank loan?

No action was taken on any issue.

The meeting was adjourned at 12:05 pm.

**CANDLELIGHT VILLAGE
BOARD MEETING
May 18, 2018**

Katrina Hall, President, called the meeting to order at 8:13 am on May 18, 2018, at the BVP Management Office, at 903 S. Texas Avenue, College Station, Texas. Board members present were Katerina Hall, President; Judy McIntyre, Vice President; Juanita Boyd, Secretary; Cynthia Corley; Angel Morrison; and Kayne Spachek. Toni Myers of BVP Management was present.

This meeting was called to address several issues within Candlelight Village.

Board unity: Katrina stressed that the Board should act in unity with no intent to cause hard feelings. She asked for feedback if anyone had an issue or hard feelings.

Foundation issues: The Board felt they should take no action on the foundation issues until at least next January. Toni, BVP Management, is to contact B. J. Broadhurst, Unit 21, to see if he would like to be reimbursed for the repair to his unit caused by a foundation problem. By email, Toni will let the Board know his response.

Bleyl Engineering results: No action was taken on the suggestions of Bleyl Engineering.

Plant People LLC results: No action was taken on the suggestions of the arborist, Plant People LLC.

Watering: The Board felt the property needed to be watered in all areas except the grassy area near the Morning Star fence and the grassy area by the dumpster near Unit 1. The Board asked Toni to secure a quote for an in ground sprinkler system. In addition a quote for a sprinkler system for the front of the property and then, as funds are available, integrating sprinklers into other areas.

Mowing: The Board wants to hold off on adjusting the mowing schedule until they could determine how the grass, with additional watering, is growing. It was suggested that maybe the mowing company could use walk behind mowers between the units instead of using week eaters. The intent is to try to get grass growing between the units.

Loan: Paying off the loan from money in the reserve account was discussed, but no action was taken. Toni is to secure payoff information on the loan, as well as how much is spent in interest each month. Further action on the loan will be discussed in a future meeting.

Tree trimming: Toni is to secure a quote to have the trees on the property trimmed. Also, a quote is needed to have the tree that is splitting into three parts (near units 39 and 40) cut down and the stump ground.

Lawn Committee: As the lawn committee makes improvement plans, they need to present these plans to the Board before planting or adding anything to the property.

The meeting was adjourned at 9:20 am.

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2018 to 12/31/2018

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				
Late Fees\NSF Rent	5.00	0.01	5.00	0.01
Homeowners Association Dues	72,469.00	81.06	72,469.00	81.06
Transfer Fee	-100.00	-0.11	-100.00	-0.11
Miscellaneous Income	17,000.00	19.01	17,000.00	19.01
NSF Penalty	30.00	0.03	30.00	0.03
Total Operating Income	89,404.00	100.00	89,404.00	100.00
Expense				
Electrical Repairs	1,520.97	1.70	1,520.97	1.70
General Maintenance	1,675.98	1.87	1,675.98	1.87
Insurance	15,300.38	17.11	15,300.38	17.11
Transfer to Reserves	6,030.00	6.74	6,030.00	6.74
Lawn/Property Maintenance	13,473.70	15.07	13,473.70	15.07
Special Projects	919.58	1.03	919.58	1.03
Management Fee	4,800.00	5.37	4,800.00	5.37
Misc. Property Expense	254.62	0.28	254.62	0.28
Mortgage/Note Payment	18,146.52	20.30	18,146.52	20.30
Parking Lot Repair	1,090.08	1.22	1,090.08	1.22
Pest Control	2,165.02	2.42	2,165.02	2.42
Plumbing Expense	3,411.19	3.82	3,411.19	3.82
Porter Service	678.19	0.76	678.19	0.76
Professional Fees	230.00	0.26	230.00	0.26
Roofing Expense	200.00	0.22	200.00	0.22
Tax Expense	35.45	0.04	35.45	0.04
Utilities	14,597.05	16.33	14,597.05	16.33
Total Operating Expense	84,528.73	94.55	84,528.73	94.55
NOI - Net Operating Income	4,875.27	5.45	4,875.27	5.45
Total Income	89,404.00	100.00	89,404.00	100.00
Total Expense	84,528.73	94.55	84,528.73	94.55
Net Income	4,875.27	5.45	4,875.27	5.45
Other Items				
Prepayments	80.00		80.00	
Net Other Items	80.00		80.00	
Cash Flow	4,955.27		4,955.27	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	-17,405.77		-17,405.77	
Beginning Cash + Cash Flow	-12,450.50		-12,450.50	
Actual Ending Cash	-12,450.50		-12,450.50	

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2019 to 04/30/2019

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	24,205.00	100.00	24,205.00	100.00
Total Operating Income	24,205.00	100.00	24,205.00	100.00
Expense				
Electrical Repairs	670.12	2.77	670.12	2.77
General Maintenance	4,557.49	18.83	4,557.49	18.83
Insurance	4,725.40	19.52	4,725.40	19.52
Transfer to Reserves	2,412.00	9.96	2,412.00	9.96
Lawn/Property Maintenance	4,767.03	19.69	4,767.03	19.69
Management Fee	1,600.00	6.61	1,600.00	6.61
Mortgage/Note Payment	6,048.84	24.99	6,048.84	24.99
Pest Control	346.40	1.43	346.40	1.43
Plumbing Expense	1,996.10	8.25	1,996.10	8.25
Porter Service	290.00	1.20	290.00	1.20
Utilities	4,852.99	20.05	4,852.99	20.05
Total Operating Expense	32,266.37	133.30	32,266.37	133.30
NOI - Net Operating Income	-8,061.37	-33.30	-8,061.37	-33.30
Total Income	24,205.00	100.00	24,205.00	100.00
Total Expense	32,266.37	133.30	32,266.37	133.30
Net Income	-8,061.37	-33.30	-8,061.37	-33.30
Other Items				
Prepayments	2,965.01		2,965.01	
Net Other Items	2,965.01		2,965.01	
Cash Flow	-5,096.36		-5,096.36	
Beginning Cash	-12,450.50		-12,450.50	
Beginning Cash + Cash Flow	-17,546.86		-17,546.86	
Actual Ending Cash	-17,546.86		-17,546.86	

Expense Distribution

Exported On: 05/23/2019 01:40 PM

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

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Payee	Amount	Check #	Check Date	Description
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4605 - Transfer Fee

32249	BVP Management, Inc.	\$100.00	121471	07/26/2018	Transfer fee paid at closing CL #11
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6390 - Electrical Repairs

11179	Constant Current Electric	\$119.00	120850	01/15/2018	Candlelight #26 main breaker tripped
11217	Constant Current Electric	\$377.83	120928	02/07/2018	#26/ Supply and install new main breaker...
11451	Constant Current Electric	\$132.56	121525	08/10/2018	Replaced faulty receptacle #14
11560	Constant Current Electric	\$891.58	121775	11/06/2018	#36, 42 & 27, new LED lamps and photocells
		\$1,520.97			

6455 - General Maintenance

11933	Lopez Boyz	\$126.00	120828	01/08/2018	weatherizing
1888	Twin City Plumbing LLC	\$92.32	120919	02/06/2018	#19, replaced leaking hose bib
73985	Asure Carpet Cleaning	\$530.10	121223	05/09/2018	2807#9/ water extraction from flash flood rain
9301	Clean Up Crew	\$462.23	121242	05/21/2018	#24/replaced front door, exterior door jamb
9450	Clean Up Crew	\$241.72	121653	09/26/2018	#35-Replaced deck board damaged from water shut off.
9531	Clean Up Crew	\$64.95	121814	11/20/2018	reattached security light to wall, install metal anchor into siding
9624	Clean Up Crew	\$64.95	121865	12/05/2018	#35/Sealed Roof leak, leaking from vent pipe.
9551	Clean Up Crew	\$43.30	121865	12/05/2018	caulked around window to prevent leaking.
10565	T. Fry Make Ready	\$50.41	121877	12/05/2018	#42 Installed exterior electrical outlet
		\$1,675.98			

6470 - Insurance

TXH-694279	IPFS Corporation	\$953.19	120869	01/24/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	120947	02/14/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	121049	03/20/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	121152	04/19/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	121253	05/22/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	121369	06/19/2018	Monthly Insurance
TXH-694279	IPFS Corporation	\$953.19	121454	07/18/2018	Monthly Insurance
LFM0001829	RLI Surety	\$284.00	121577	08/27/2018	Insurance Bond
7941	Service Insurance Group	\$4,800.00	121662	09/28/2018	Candlelight HOA annual Insurance downpayment
TXH-826551	IPFS Corporation	\$1,181.35	121729	10/22/2018	Monthly Insurance
TXH-826551	IPFS Corporation	\$1,181.35	121825	11/21/2018	Monthly Insurance
TXH-826551	IPFS Corporation	\$1,181.35	121901	12/17/2018	Monthly Insurance
		\$15,300.38			

8471 - Transfer to Reserves

	Candlelight Village Homeownr	\$603.00	120969	03/01/2018	March 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121077	04/04/2018	April 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121187	05/01/2018	May 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121284	06/05/2018	June 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121395	07/02/2018	July 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121479	08/02/2018	August 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121591	09/04/2018	September 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121674	10/01/2018	October 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121754	11/02/2018	November 2018 - Transfer to Reserves
	Candlelight Village Homeownr	\$603.00	121848	12/03/2018	December 2018 - Transfer to Reserves
		\$6,030.00			

6475 - Lawn/Property Maintenance

11928	Lopez Boyz	\$940.00	120835	01/08/2018	monthly lawn care
12011	Lopez Boyz	\$940.00	120924	02/06/2018	MONTHLY LAWN MAINT.
12130	Lopez Boyz	\$640.00	121009	03/07/2018	Monthly Lawn Maintenance
12157	Lopez Boyz	\$940.00	121111	04/05/2018	Monthly Lawn Maintenance
32018C	Green Magic, Lawn, Tree and	\$346.40	121107	04/05/2018	Weed control, fertilizer, fire ant control
32	Lopez Boyz	\$45.00	121216	05/08/2018	#25 Removed landscape timbers
33	Lopez Boyz	\$260.00	121216	05/08/2018	#9 Removed landscape timbers, leveled ground, replace with grass
10	Lopez Boyz	\$940.00	121216	05/08/2018	Monthly Lawn Maintenance
candlelight	Plant People, LLC	\$180.00	121231	05/15/2018	Tree evaluation in courtyard
48	Lopez Boyz	\$85.00	121309	06/06/2018	Fill Hole in the yard
106	Lopez Boyz	\$940.00	121309	06/06/2018	Monthly Lawn Maintenance
140	Lopez Boyz	\$940.00	121422	07/05/2018	Monthly Lawn Maintenance
70318C	Green Magic, Lawn, Tree and	\$454.65	121418	07/05/2018	Quarterly lawn fertilizing
212	Lopez Boyz	\$940.00	121515	08/06/2018	Monthly Lawn Maintenance
1505	Robert Walker	\$150.00	121626	09/07/2018	Water grass along Wildflower
330	Lopez Boyz	\$940.00	121619	09/07/2018	Monthly Lawn Maintenance
92818C	Green Magic, Lawn, Tree and	\$454.65	121691	10/05/2018	Pre-emergent weed control, Fertilizer, Fire Ant Control
403	Lopez Boyz	\$940.00	121696	10/05/2018	Monthly Lawn Maintenance
2018-624	Brazos Valley Stump Grindin	\$433.00	121772	11/06/2018	trim 2 live oaks, stack at street
494	Lopez Boyz	\$940.00	121783	11/06/2018	Monthly Lawn Maintenance
525	Lopez Boyz	\$85.00	121783	11/06/2018	Dug trench near #39 to move water away from the unit.
674	Lopez Boyz	\$940.00	121874	12/05/2018	Monthly Lawn Maintenance
		\$13,473.70			

Reference	Payee	Amount	Check #	Check Date	Description
6531 - Special Projects					
#9 Flooring	Zwernemann Flooring	\$919.58	121147	04/17/2018	#9, replaced flooring from flood
6540 - Management Fee					
	BVP Management, Inc.	\$400.00	120796	01/02/2018	Management Fee for 01/2018
	BVP Management, Inc.	\$400.00	120885	02/02/2018	Management Fee for 02/2018
	BVP Management, Inc.	\$400.00	120985	03/01/2018	Management Fee for 03/2018
	BVP Management, Inc.	\$400.00	121065	04/04/2018	Management Fee for 04/2018
	BVP Management, Inc.	\$400.00	121180	05/01/2018	Management Fee for 05/2018
	BVP Management, Inc.	\$400.00	121278	06/05/2018	Management Fee for 06/2018
	BVP Management, Inc.	\$400.00	121393	07/02/2018	Management Fee for 07/2018
	BVP Management, Inc.	\$400.00	121495	08/02/2018	Management Fee for 08/2018
	BVP Management, Inc.	\$400.00	121584	09/04/2018	Management Fee for 09/2018
	BVP Management, Inc.	\$400.00	121666	10/01/2018	Management Fee for 10/2018
	BVP Management, Inc.	\$400.00	121747	11/02/2018	Management Fee for 11/2018
	BVP Management, Inc.	\$400.00	121837	12/03/2018	Management Fee for 12/2018
		\$4,800.00			
6545 - Misc. Property Expense					
Hotel Stay	Johnna Arden	\$254.62	121097	04/05/2018	Reimburse tenant for Hotel Stay due to unit flooding
6560 - Mortgage/Note Payment					
	Prosperity Bank.	\$1,512.21	120800	01/02/2018	January 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	120899	02/02/2018	February 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	120983	03/01/2018	March 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121071	04/04/2018	April 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121185	05/01/2018	May 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121282	06/05/2018	June 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121408	07/02/2018	July 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121491	08/02/2018	August 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121588	09/04/2018	September 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121670	10/01/2018	October 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121751	11/02/2018	November 2018 - Fence Replacement
	Prosperity Bank.	\$1,512.21	121845	12/03/2018	December 2018 - Fence Replacement
		\$18,146.52			
6691 - Parking Lot Repair					
9159	Clean Up Crew	\$1,090.08	120872	01/24/2018	Repaired broken concrete parking lot
6695 - Pest Control					
17688	Joe Loudat DBA/	\$86.60	120825	01/08/2018	monthly pest control
17816	Joe Loudat DBA/	\$86.60	120916	02/06/2018	monthly pest control
17939	Joe Loudat DBA/	\$86.60	121006	03/07/2018	monthly pest control
18057	Joe Loudat DBA/	\$86.60	121109	04/05/2018	monthly pest control
18205	Joe Loudat DBA/	\$86.60	121203	05/04/2018	monthly pest control
18341	Joe Loudat DBA/	\$86.60	121307	06/06/2018	monthly pest control
3229P	Binford Insect Control, Inc.	\$454.66	121350	06/07/2018	Termite Warranty Annual Renewal
18480	Joe Loudat DBA/	\$86.60	121420	07/05/2018	monthly pest control
18624 / 18647	Joe Loudat DBA/	\$86.60	121514	08/06/2018	monthly pest control / Termite inspection
18624 / 18647	Joe Loudat DBA/	\$216.50	121514	08/06/2018	Termite warranty
18775	Joe Loudat DBA/	\$86.60	121618	09/07/2018	monthly pest control
18959	Joe Loudat DBA/	\$86.60	121694	10/05/2018	monthly pest control
19102	Joe Loudat DBA/	\$86.60	121767	11/06/2018	monthly pest control
43292	Binford Insect Control, Inc.	\$162.38	121787	11/06/2018	Termite Warranty Annual Renewal
19240	Joe Loudat DBA/	\$86.60	121872	12/05/2018	monthly pest control
34248/33799	Binford Insect Control, Inc.	\$292.28	121882	12/07/2018	Termite Warranty Annual Renewal
		\$2,165.02			
6700 - Plumbing Expense					
1858	Twin City Plumbing LLC	\$980.00	120830	01/08/2018	repair water leak at 2" water line between 9&10
1857	Twin City Plumbing LLC	\$495.00	120830	01/08/2018	replaced 3/4 main water line and hose bib 9&10
1805	Twin City Plumbing LLC	\$253.30	120859	01/19/2018	wo 65203-1 replaced main gate valve
1919	Twin City Plumbing LLC	\$263.30	121014	03/07/2018	#20 repaired gate valve.
22307	Holman's Quality Plumbing	\$292.50	121427	07/06/2018	#26 / house bib leaking water, pin size hole found in it, installed new bib
2024	Twin City Plumbing LLC	\$106.65	121437	07/10/2018	Installed hose bib and vacuum breaker #11
2042	Twin City Plumbing LLC	\$128.30	121474	07/26/2018	#25 / Cleaned out female and make adapter
2065	Twin City Plumbing LLC	\$438.42	121541	08/15/2018	#35 -Replaced 3/4" valve at main water line
2073	Twin City Plumbing LLC	\$150.00	121568	08/24/2018	#22 / located water shut off
2096	Twin City Plumbing LLC	\$85.00	121658	09/26/2018	Inspected water leak.. City side break.
2155	Twin City Plumbing LLC	\$218.72	121809	11/14/2018	Replaced 1" valve at main water line
		\$3,411.19			

Reference	Payee	Amount	Check #	Check Date	Description
6701 - Porter Service					
1355	Robert Walker	\$80.00	121015	03/07/2018	Bulk Pick up
304004622	HD Supply Facilities Mainten	\$33.09	121003	03/07/2018	Fido bags for HOA's
1375	Robert Walker	\$25.00	121114	04/05/2018	Bulk Pick up
1478	Robert Walker	\$180.00	121516	08/06/2018	Monthly watering along wildflower drive
1474	Robert Walker	\$195.10	121516	08/06/2018	Bulk pick up and watering equipment
1544	Robert Walker	\$80.00	121768	11/06/2018	Bulk Pick up
1571	Robert Walker	\$85.00	121879	12/05/2018	Bulk Pick up
		\$678.19			
6705 - Professional Fees					
195241	Thompson, Derrig and Craig,	\$230.00	121444	07/12/2018	2017 US Income Tax Return
6750 - Roofing Expense					
2066	Grand Champion Roofing	\$200.00	121002	03/07/2018	#38 Roof repair
6755 - Tax Expense					
74-2221553	Internal Revenue Service	\$35.45	121570	08/24/2018	2017 US Income Tax Return
6810 - Utilities					
2031766	Bryan Texas Utilities	\$95.99	120864	01/24/2018	utilities
2032166	Bryan Texas Utilities	\$1,273.07	120874	01/25/2018	utilities Dec& January
2032167	Bryan Texas Utilities	\$1,138.69	120874	01/25/2018	utilities Dec& January
2031766	Bryan Texas Utilities	\$93.49	120952	02/20/2018	utilities
2032166	Bryan Texas Utilities	\$619.63	120952	02/20/2018	utilities
2032167	Bryan Texas Utilities	\$676.54	120952	02/20/2018	utilities
2031766	Bryan Texas Utilities	\$90.88	121045	03/20/2018	utilities
2032166	Bryan Texas Utilities	\$560.69	121045	03/20/2018	utilities
2032167	Bryan Texas Utilities	\$726.99	121045	03/20/2018	utilities
2031766	Bryan Texas Utilities	\$91.08	121148	04/19/2018	utilities
2032166	Bryan Texas Utilities	\$649.07	121148	04/19/2018	utilities
2032167	Bryan Texas Utilities	\$701.04	121148	04/19/2018	utilities
2031766	Bryan Texas Utilities	\$87.79	121258	05/24/2018	utilities
2032166	Bryan Texas Utilities	\$598.39	121258	05/24/2018	utilities
2032167	Bryan Texas Utilities	\$422.94	121258	05/24/2018	utilities
2031766	Bryan Texas Utilities	\$86.28	121374	06/21/2018	utilities
2032166	Bryan Texas Utilities	\$681.82	121374	06/21/2018	utilities
2032167	Bryan Texas Utilities	\$295.01	121374	06/21/2018	utilities
2031766	Bryan Texas Utilities	\$86.90	121462	07/20/2018	utilities
2032166	Bryan Texas Utilities	\$760.31	121462	07/20/2018	utilities
2032167	Bryan Texas Utilities	\$309.84	121462	07/20/2018	utilities
2031766	Bryan Texas Utilities	\$86.19	121561	08/24/2018	utilities
2032166	Bryan Texas Utilities	\$792.44	121561	08/24/2018	utilities
2032167	Bryan Texas Utilities	\$432.82	121561	08/24/2018	utilities
2031766	Bryan Texas Utilities	\$85.38	121650	09/26/2018	utilities
2032166	Bryan Texas Utilities	\$730.02	121650	09/26/2018	utilities
2032167	Bryan Texas Utilities	\$523.05	121650	09/26/2018	utilities
2031766	Bryan Texas Utilities	\$87.70	121725	10/22/2018	utilities
2032166	Bryan Texas Utilities	\$566.87	121725	10/22/2018	utilities
2032167	Bryan Texas Utilities	\$304.28	121725	10/22/2018	utilities
2031786	Bryan Texas Utilities	\$91.10	121819	11/21/2018	utilities
2032166	Bryan Texas Utilities	\$566.87	121819	11/21/2018	utilities
2032167	Bryan Texas Utilities	\$283.89	121819	11/21/2018	utilities
		\$14,597.05			
Total		\$84,628.73			

Expense Distribution

Exported On: 05/23/2019 01:50 PM

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

Payees: All

Bill Date Range: 01/01/2019 to 04/30/2019

Reference Payee Amount Check # Check Date Description

6390 - Electrical Repairs

11681	Constant Current Electric	439.37	122158	03/07/2019	#30- light fixture not worth repairing, replaced with a LED night light.
11677	Constant Current Electric	230.75	122158	03/07/2019	#34- faulty ballast, rewired fixture to accommodate new LED lamp
		670.12			

6455 - General Maintenance

9851	Clean Up Crew	64.95	121957	01/07/2019	#26/ Repaired gutters and reattached down spout
9831	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	T. Fry Make Ready	90.31	122071	02/06/2019	replace security light bulb
621358	Eliseo Castaneda	575.00	122154	03/07/2019	2807 gutter drainage repair
1450	Petty-Faldyn Property Repair LLC	110.00	122168	03/07/2019	#35 - Security Light repaired
9724	Clean Up Crew	267.98	122155	03/07/2019	#20- Filled hole under deck, replaced deck board, installed access door
001	Fire Water Restoration Emergency Services	968.90	122161	03/07/2019	CL #23 water extraction
326006	Ben Rios	1,550.00	122170	03/07/2019	#23 repair sheet rock from water damage - paint float texture
1	Lawn Stars	866.00	122209	03/21/2019	Installed french drain #23
		4,557.49			

6470 - Insurance

TXH-826551	IPFS Corporation	1,181.35	122010	01/23/2019	Monthly Insurance
TXH-826551	IPFS Corporation	1,181.35	122097	02/21/2019	insurance
TXH-826551	IPFS Corporation	1,181.35	122219	03/22/2019	Candlelight insurance
TXH-826551	IPFS Corporation	1,181.35	122314	04/23/2019	insurance
		4,725.40			

6471 - Transfer to Reserves

	Candlelight Village Homeowners Assoc.	603.00	121923	01/03/2019	January 2019 - Transfer to Reserves
	Candlelight Village Homeowners Assoc.	603.00	122035	02/04/2019	February 2019 - Transfer to Reserves
	Candlelight Village Homeowners Assoc.	603.00	122123	03/04/2019	March 2019 - Transfer to Reserves
	Candlelight Village Homeowners Assoc.	603.00	122244	04/04/2019	April 2019 - Transfer to Reserves
		2,412.00			

6475 - Lawn/Property Maintenance

733	Lopez Boyz	940.00	121965	01/07/2019	Monthly Lawn Maintenance
740	Lopez Boyz	170.00	121965	01/07/2019	#23 - dug drainage ditch and put down 20 bags of sand
759	Lopez Boyz	940.00	122064	02/06/2019	1/4, 1/15, 1/25 mow, edge, weed-eat
5906	EnviroCare	162.38	122160	03/07/2019	Irrigation plan to get the sprinkler system working again.
21519c	Green Magic, Lawn, Tree and Shrub Health	454.65	122162	03/07/2019	Lawn Treatment
850	Lopez Boyz	220.00	122167	03/07/2019	#16/ Purchased and Placed a drainage box and drainage pipe (River rock)
854	Lopez Boyz	940.00	122167	03/07/2019	Monthly Lawn Maintenance
935	Lopez Boyz	940.00	122278	04/07/2019	lawn maintenance
		4,767.03			

6540 - Management Fee

	BVP Management, Inc.	400.00	121920	01/03/2019	Management Fee for 01/2019
	BVP Management, Inc.	400.00	122033	02/04/2019	Management Fee for 02/2019
	BVP Management, Inc.	400.00	122121	03/04/2019	Management Fee for 03/2019
	BVP Management, Inc.	400.00	122236	04/04/2019	Management Fee for 04/2019
		1,600.00			

6560 - Mortgage/Note Payment

	Prosperity Bank.	1,512.21	121937	01/03/2019	January 2019 - Fence Replacement
	Prosperity Bank.	1,512.21	122048	02/04/2019	February 2019 - Fence Replacement
	Prosperity Bank.	1,512.21	122137	03/04/2019	March 2019 - Fence Replacement
	Prosperity Bank.	1,512.21	122240	04/04/2019	April 2019 - Fence Replacement
		6,048.84			

6695 - Pest Control

19379	Joe Loudat DBA/	86.60	121962	01/07/2019	Monthly Pest Control Service
19511	Joe Loudat DBA/	86.60	122062	02/06/2019	monthly pest control
19642	Joe Loudat DBA/	86.60	122165	03/07/2019	Monthly Pest Control
1288	Joe Loudat DBA/	86.60	122276	04/07/2019	monthly pest control
		346.40			

6700 - Plumbing Expense

24145	Holman's Quality Plumbing	692.22	122060	02/06/2019	leak in front of 16
2238	Twin City Plumbing LLC	378.88	122099	02/21/2019	plumbing repaired 1 1/4 main water line
2264	Twin City Plumbing LLC	75.00	122221	03/22/2019	2807 plumbing
2278	Twin City Plumbing LLC	850.00	122283	04/07/2019	2807 main water line repair
		1,996.10			

6701 - Porter Service

1598	Robert Walker	70.00	121968	01/07/2019	Bulk Pick Up
1628	Robert Walker	160.00	122172	03/07/2019	Monthly Bulk Pick Up
1658	Robert Walker	60.00	122284	04/07/2019	2807 porter service
		290.00			

6810 - Utilities

2032166	Bryan Texas Utilities	613.22	121944	01/03/2019	utilities
2032167	Bryan Texas Utilities	275.85	121944	01/03/2019	utilities
2031766	Bryan Texas Utilities	91.23	121944	01/03/2019	utilities
2031766	Bryan Texas Utilities	80.18	122005	01/23/2019	utilities
2032166	Bryan Texas Utilities	542.77	122005	01/23/2019	utilities
2032167	Bryan Texas Utilities	285.74	122005	01/23/2019	utilities
2031766	Bryan Texas Utilities	84.79	122092	02/21/2019	2807 electric
2032166	Bryan Texas Utilities	568.73	122092	02/21/2019	2807 water
2032167	Bryan Texas Utilities	318.49	122092	02/21/2019	2807 water
2032167	Bryan Texas Utilities	299.95	122216	03/22/2019	2807 Wildflower water
2032166	Bryan Texas Utilities	551.42	122216	03/22/2019	2807 water & electric
2031766	Bryan Texas Utilities	83.62	122216	03/22/2019	2807 electric
2031766	Bryan Texas Utilities	83.88	122310	04/23/2019	electric
2032166	Bryan Texas Utilities	834.85	122310	04/23/2019	water
2032167	Bryan Texas Utilities	338.27	122310	04/23/2019	water
		4,852.99			

Total 32,266.37

Homeowner Delinquency

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

Amount Owed In Account: All

Balance: Greater than 141.00

Unit	Name	Amount Receivable
<hr/>		
Candlelight Village Condos - 2807 Wildflowers Bryan, TX 77802		
#38		280.00
Total		280.00



PROSPERITY BANK®

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Statement Date

4/30/2019

7121 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

04/01/2019	Beginning Balance		\$86,721.44
	2 Deposits/Other Credits	+	\$656.74
	0 Checks/Other Debits	-	\$0.00
04/30/2019	Ending Balance	30 Days in Statement Period	\$87,378.18

DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/05/2019	Deposit	\$603.00
04/30/2019	Accr Earning Pymt Added to Account	\$53.74

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
04-01	\$86,721.44	04-05	\$87,324.44	04-30	\$87,378.18

EARNINGS SUMMARY

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

Interest Paid This Period	\$53.74	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$208.59	Days in Earnings Period	30

9001



102171 : 00712101



CANDLELIGHT HOA 2019 BUDGET

	2018 Budget	2018 Actual	2019 Budget
INCOME:			
HOA Dues	72360	72549	72360
Late Fees		35	
Renovation Income			
Capital Improv. Income		17000	8000
Total INCOME:	72360	89584	80360
EXPENSES:			
Lawn Maintenance	13500	13473.7	14000
Insurance	13750	15300.38	15801
Office Supplies	50	0	0
Pest Control	2700	2165.02	2250
Plumbing	1000	3411.19	4000
Utilities	13500	14597.05	15000
Management Fee	4800	4800	5150
General Maintenance	1500	1675.98	6000
Legal/Professional	400	265.45	300
Porter Service	1000	678.19	700
Electrical	500	1520.97	1000
Fence Repair	0	0	
Renovation Loan	18146.52	18146.52	6048.84
Parking Lot Repair	0	1090.08	0
Roof Repair	250	200	200
Special Projects	0	919.58	0
Transfer to Reserves	1263.48	6030	7236
Misc Expense	0	354.62	250
TOTAL EXPENSES:	72360	84628.73	77935.84
NET INCOME:	0	4955.27	2424.16

ACORD™ COMMERCIAL INSURANCE APPLICATION			DATE (MM/DD/YYYY) 09/26/2018	
APPLICANT INFORMATION SECTION				
AGENCY PHONE (A/C, No, Ext): (979)774-3900 FAX (A/C, No.): (979)774-3955	CARRIER United Specialty Insurance	NAIC CODE:	UNDERWRITER	UNDERWRITER OFF.
Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		POLICIES OR PROGRAM REQUESTED Commercial Property		POLICY NUMBER
CODE:	SUB CODE:	INDICATE SECTIONS ATTACHED	EQUIPMENT FLOATER	GARAGE AND DEALERS
AGENCY CUSTOMER ID: 7942		<input checked="" type="checkbox"/> PROPERTY	INSTALLATION/BUILDERS RISK	VEHICLE SCHEDULE
		<input type="checkbox"/> GLASS AND SIGN	ELECTRONIC DATA PROC	BOILER & MACHINERY
		<input type="checkbox"/> ACCOUNTS RECEIVABLE/ VALUABLE PAPERS	COMMERCIAL GENERAL LIABILITY	WORKERS COMPENSATION
		<input type="checkbox"/> CRIME/MISCELLANEOUS CRIME	BUSINESS AUTO	UMBRELLA
		<input type="checkbox"/> TRANSPORTATION/ MOTOR TRUCK CARGO	TRUCKERS/MOTOR CARRIER	

STATUS OF TRANSACTION		PACKAGE POLICY INFORMATION			
QUOTE	<input checked="" type="checkbox"/> ISSUE POLICY	RENEW	ENTER THIS INFORMATION WHEN COMMON DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MONOLINE POLICIES.		
BOUND (Give Date and/or Attach Copy):		PROPOSED EFF DATE	PROPOSED EXP DATE	BILLING PLAN	PAYMENT PLAN
CHANGE DATE	TIME			DIRECT BILL	
CANCEL 10/01/2018	12:01	10/01/2018	10/01/2019	<input checked="" type="checkbox"/> AGENCY BILL	

APPLICANT INFORMATION		FEIN OR SOC SEC # (of First Named Insured):		MAILING ADDRESS INCL ZIP-4 (of First Named Insured)	
Candlelight Village Condo Owners Association		PHONE (A/C, No, Ext): (979)764-2500		c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	
E-MAIL ADDRESS(ES): terryt@century21bcs.com		SUBCHAPTER "S" CORPORATION NOT FOR PROFIT ORG <input checked="" type="checkbox"/>		LIMITED LIAB CORP <input type="checkbox"/>	
INDIVIDUAL <input type="checkbox"/>	CORPORATION <input type="checkbox"/>	CR BUREAU NAME	ID NUMBER	DATE BUS STARTED	
PARTNERSHIP <input type="checkbox"/>	JOINT VENTURE <input type="checkbox"/>	NO. OF MEMBERS AND MANAGERS		10/01/1981	
INSPECTION CONTACT Terry Thigpin terryt@century21bcs.com		ACCOUNTING RECORDS CONTACT Terry Thigpin terryt@century21bcs.com		PHONE (A/C, No, Ext): (979) 764-2500	

PREMISES INFORMATION						
LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTEREST	YR BUILT	PART OCCUPIED
01	01	2807 Wildflower Drive Bryan Brazos TX 77802	<input checked="" type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT	1981	100%
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT		
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT		

NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)
 42 Unit condominium complex. 70% of units are owner occupied and the rest are leased. A local property management firm has been contracted to handle the leasing of those units and the maintenance of the grounds. Brick Veneer Construction; located in residential neighborhood. Well maintained.

GENERAL INFORMATION					
EXPLAIN ALL "YES" RESPONSES	YES	NO	EXPLAIN ALL "YES" RESPONSES	YES	NO
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY?		<input checked="" type="checkbox"/>	7. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?		<input checked="" type="checkbox"/>
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?		<input checked="" type="checkbox"/>	8. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN CONVICTED OF ANY DEGREE OF THE CRIME OF ARSON?		<input checked="" type="checkbox"/>
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?		<input checked="" type="checkbox"/>	(In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).		
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?		<input checked="" type="checkbox"/>	9. ANY UNCORRECTED FIRE CODE VIOLATIONS?		<input checked="" type="checkbox"/>
4. ANY CATASTROPHE EXPOSURE?		<input checked="" type="checkbox"/>	10. ANY BANKRUPTCIES, TAX OR CREDIT LIENS AGAINST THE APPLICANT IN THE PAST 5 YEARS?		<input checked="" type="checkbox"/>
5. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED?		<input checked="" type="checkbox"/>	11. HAS BUSINESS BEEN PLACED IN A TRUST? IF YES, NAME OF TRUST:		<input checked="" type="checkbox"/>
6. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR 3 YEARS? (Not applicable in MO)		<input checked="" type="checkbox"/>			

REMARKS/PROCESSING INSTRUCTIONS			
ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND [NY: SUBSTANTIAL] CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR, or VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)			
APPLICANT'S SIGNATURE <i>Terry Thigpin</i>	DATE 09/27/2018	PRODUCER'S SIGNATURE <i>Rooney</i>	NATIONAL PRODUCER NUMBER

17

PRIOR CARRIER INFORMATION

LINE	CATEGORY													
GENERAL LIABILITY	CARRIER	USLI		Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon		
	POLICY NUMBER	NPP1578431		NPP2562855A		NPP2562855		NPP2558416A		NPP2558416		NPP2558416		
	POLICY TYPE	CLAIMS MADE	<input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/>	OCCURRENCE	
	RETRO DATE													
	EFF-EXP DATE	10/01/2017	10/01/2018	10/01/2016	10/01/2018	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014			
	GENERAL AGGREGATE	2,000,000		2,000,000		2,000,000		2,000,000		2,000,000		2,000,000		
	PRODUCTS COMP OF AGGREGATE	Included		Included		Included		Included		Included		Included		
	PERSONAL & ADV INJ	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		
	EACH OCCURRENCE	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		
	FIRE DAMAGE	100,000		100,000		100,000		100,000		100,000		100,000		
	MEDICAL EXPENSE	5,000		5,000		5,000		5,000		5,000		5,000		
	BODILY INJURY	OCCURRENCE												
	PROPERTY DAMAGE	OCCURRENCE												
	COMBINED SINGLE LIMIT													
	MODIFICATION FACTOR													
TOTAL PREMIUM														
AUTOMOBILITY	CARRIER													
	POLICY NUMBER													
	POLICY TYPE													
	EFF-EXP DATE													
	COMBINED SINGLE LIMIT													
	BODILY INJURY	EA PERSON												
		EA ACCIDENT												
	PROPERTY DAMAGE													
	MODIFICATION FACTOR													
	TOTAL PREMIUM													
PROPERTY	CARRIER	United Specialty		Peleus		Peleus		Oklahoma Specialty		Oklahoma Specialty				
	POLICY NUMBER	S423257		S314446		9704		7031		CANVIL32013				
	POLICY TYPE	Commercial Property		Commercial Property		Commercial Property		Commercial Property		Commercial Property				
	EFF-EXP DATE	10/01/2017	10/01/2018	10/01/2016	10/01/2017	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014			
	<input checked="" type="checkbox"/> BUILDING	AMT	3,039,120		3,039,120		3,039,120		3,039,120		3,039,120			
	<input type="checkbox"/> PERS PROP	AMT												
	MODIFICATION FACTOR													
TOTAL PREMIUM														
	CARRIER	USLI		Mount Vernon		Mount Vernon		Mount Vernon		Mount Vernon				
	POLICY NUMBER	NPP1578431		NPP2562855A		NPP2562855		NPP2558416A		NPP2558416				
	POLICY TYPE	D&O		D&O		D&O		D&O		D&O				
	EFF-EXP DATE	10/01/2017	10/01/2018	10/01/2016	10/01/2017	10/01/2015	10/01/2016	10/01/2014	10/01/2015	10/01/2013	10/01/2014			
	LIMIT	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		1,000,000		
	MODIFICATION FACTOR													
TOTAL PREMIUM														

LOSS HISTORY

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (3 YEARS IN KS & NY)						CHK HERE IF NONE	<input checked="" type="checkbox"/> SEE ATTACHED LOSS SUMMARY
DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS	
						OPEN	
						CLOSED	
						OPEN	
						CLOSED	
REMARKS	NOTE: FIDELITY REQUIRES A FIVE YEAR LOSS HISTORY					ATTACHMENTS	
						STATE SUPPLEMENT(S) (If applicable)	
COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)							
<p>NOTICE OF INSURANCE INFORMATION PRACTICES</p> <p>PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTION ON HOW TO SUBMIT A REQUEST TO US.</p>							

ACORD™ PROPERTY SECTION

DATE
09/26/2018

PRODUCER Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	PHONE (A/C, No, Ext): (979)774-3900	APPLICANT (First Named Insured) Candlelight Village Condo Owners Association
EFFECTIVE DATE 10/01/2018	EXPIRATION DATE 10/01/2019	DIRECT BILL <input checked="" type="checkbox"/> AGENCY BILL
PAYMENT PLAN		AUDIT
CODE:	SUB CODE:	
AGENCY CUSTOMER ID: 7942		

PREMISES INFORMATION: BLANKET COVERAGE | PREMISES #: 01 | BUILDING #: 01 | STREET ADDRESS: 2807 Wildflower Drive Bryan, TX 77802

SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DEDUCTIBLE	FORMS AND CONDITIONS TO APPLY
Buildings	3,039,120	Nil	RCV	Special		10,000	F,EC,SEC,RC; \$25,000 wind/hail deductible
Equipment Breakdown	Included						

ADDITIONAL INFORMATION - BUSINESS INCOME/EXTRA EXPENSE				BUSINESS INCOME W/O EXTRA EXPENSE		EXTRA EXPENSE	
TYPE OF BUSINESS	ORDINARY PAYROLL	POWER/HEAT	EXT PERIOD	TUITION FEES	OFF PREM POWER	DEPEND PROP	
<input type="checkbox"/> NON MFG <input type="checkbox"/> MFG <input type="checkbox"/> MINING	<input type="checkbox"/> EXCL <input type="checkbox"/> INCL 90 DAYS 180 DAYS	\$ DED ELEC MEDIA ORD OR LAW	DAYS MO PERIOD DAYS MAX PERIOD	\$ STUDENTS OTHER ED SERV/INC	<input type="checkbox"/> POWER <input type="checkbox"/> WATER COMM (DESCR BELOW)	% COIN CONT LOC REC LOC MFG LOC LDR LOC (DESCR BELOW)	
NAME AND ADDRESS(ES) FOR OFF PREM POWER OR DEPEND PROP				EXTRA EXPENSE		DAYS PERIOD REST	
				LIMIT LOSS PAY			

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION
12 Buildings with 42 units in them total. 1 building that houses mailboxes. Blanket amount includes all fences, lighting, etc. 1 swimming pool.

CONSTRUCTION TYPE Frame	DISTANCE TO HYDRANT 250 FT	FIRE STAT 2 MI	FIRE DISTRICT/CODE NUMBER Bryan/1050	PROT CL 04	# STORIES 2	# BASM'TS 0	YR BUILT 1981	TOTAL AREA 50,652
BUILDING IMPROVEMENTS	BLDG CODE GRADE	TAX CODE	ROOF TYPE Composition	OTHER OCCUPANCIES Condos				
<input type="checkbox"/> WIRING, YR: <input checked="" type="checkbox"/> ROOFING, YR: 1999	<input type="checkbox"/> PLUMBING, YR: <input type="checkbox"/> HEATING, YR:	WIND CLASS <input type="checkbox"/> RESISTIVE <input type="checkbox"/> SEMI-RESISTIVE <input type="checkbox"/> OTHER	HEATING BOILER ON PREMISES? IF YES, IS INSURANCE PLACED ELSEWHERE?		YES <input checked="" type="checkbox"/> NO YES <input type="checkbox"/> NO			
RIGHT EXPOSURE & DISTANCE Home, 50ft	LEFT EXPOSURE & DISTANCE Open		REAR EXPOSURE & DISTANCE Home, 50ft					
BURGLAR ALARM TYPE	CERTIFICATE #	EXPIRATION DATE	EXTENT	GRADE	CENTRAL STATION WITH KEYS			
BURGLAR ALARM INSTALLED AND SERVICED BY			# GUARDS/WATCHMEN	CLOCK HOURLY				
PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO ² /Chemical Systems)			% SPRNK 0	FIRE ALARM MANUFACTURER		CENTRAL STATION LOCAL GONG		

ADDITIONAL INTERESTS					
RANK:	NAME AND ADDRESS	EVIDENCE	RANK:	NAME AND ADDRESS	EVIDENCE
INTEREST <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE		<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY	INTEREST <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE		<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY

VALUE REPORTING INFORMATION				
REPORTING FORM: PROVIDE AVERAGE VALUES FOR PAST 12 MONTHS	PREMISES/BUILDING	ANY OTHER LOCATION DECLARED AT INCEPTION	ANY OTHER LOCATION ACQUIRED AFTER INCEPTION	PREMISES NOT OWNED OR ACQUIRED LIMIT
SUBJECT OF INSURANCE				

Prepared By: Alyson Mullins

CMA 1 - Line

Listings as of 05/24/19 at 4:37 pm

Property Type is 'Residential' Status is one of 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 01/01/2018 to 05/24/2019 Street Number Search is 2807 Street Name is like 'Wildflower'

Residential

MLS #	Address	Unit #	# Bd	#/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
18009675	2807 Wildflower Drive #11 11	2	2	1/1	NONE	Candlelight Village	1981	1,206	\$84.16	\$101,500	\$101,500	\$84.16	07/09/2018	100.00	53
19007744	2807 Wildflower Drive #27 27	2	2	1/1	NONE	Candlelight Village	1981	1,206	\$86.24	\$104,000	\$104,000	\$86.24	05/09/2019	100.00	38
17017575	2807 Wildflower Drive #17 17	3	2-	NONE	NONE	Candlelight Village	1981	1,444	\$75.83	\$109,500	\$108,000	\$74.79	01/15/2018	98.63	56
# LISTINGS:		3													
Medians:			1981	1,206	\$84.16	\$104,000	\$104,000	\$84.16	100.00	53					
Minimums:			1981	1,206	\$75.83	\$101,500	\$101,500	\$74.79	98.63	38					
Maximums:			1981	1,444	\$86.24	\$109,500	\$108,000	\$86.24	100.00	56					
Averages:			1981	1,285	\$82.08	\$105,000	\$104,500	\$81.73	99.54	49					

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$101,500	\$109,500	\$105,000	\$104,000
Sold Price	\$101,500	\$108,000	\$104,500	\$104,000

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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.