



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

## Woodsman Board of Directors Meeting Agenda October 7, 2021 @ 5:30pm Beal Properties office & Via Zoom

1. Call Meeting to Order
2. Financial Report – 3rd Quarter
  - a. Cash Flow
  - b. Expenses
  - c. Reserves
3. Old Business
  - a. Roofing Project
  - b. Complex Clean Up Items
4. New Business
  - a. Complex Violations
  - b. Fines & Fees Schedule
  - c. Annual Meeting
5. Next Meeting \_\_\_\_\_, 2021 @ \_\_\_\_\_pm\_\_\_\_\_

## Cash Flow

### Beal Properties

Properties: Woodsman HOA - 2800 Longmire College Station, TX 77845

Date Range: 07/01/2021 to 09/30/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	27,883.00	21.44	84,583.95	24.13
Insurance Reimbursement	102,140.38	78.56	265,965.00	75.87
<b>Total Operating Income</b>	<b>130,023.38</b>	<b>100.00</b>	<b>350,548.95</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	673.16	0.52	6,564.15	1.87
General Maintenance	150.36	0.12	6,096.47	1.74
Insurance	6,040.18	4.65	24,178.72	6.90
Transfer to Reserves	3,000.00	2.31	9,000.00	2.57
Lawn/Property Maintenance	7,208.75	5.54	14,001.13	3.99
Management Fee	1,500.00	1.15	4,500.00	1.28
Pest Control	519.60	0.40	1,558.80	0.44
Plumbing Expense	1,710.00	1.32	3,260.00	0.93
Porter Service	1,335.00	1.03	3,940.00	1.12
Roofing Expense	275,965.00	212.24	275,965.00	78.72
Trash Pick-up	672.57	0.52	2,346.90	0.67
Utilities	2,804.45	2.16	10,417.58	2.97
<b>Total Operating Expense</b>	<b>301,579.07</b>	<b>231.94</b>	<b>361,828.75</b>	<b>103.22</b>
<b>NOI - Net Operating Income</b>	<b>-171,555.69</b>	<b>-131.94</b>	<b>-11,279.80</b>	<b>-3.22</b>
Total Income	130,023.38	100.00	350,548.95	100.00
Total Expense	301,579.07	231.94	361,828.75	103.22
<b>Net Income</b>	<b>-171,555.69</b>	<b>-131.94</b>	<b>-11,279.80</b>	<b>-3.22</b>
<b>Other Items</b>				
Prepayments	-473.94		1,697.11	
<b>Net Other Items</b>	<b>-473.94</b>		<b>1,697.11</b>	
<b>Cash Flow</b>	<b>-172,029.63</b>		<b>-9,582.69</b>	
Beginning Cash	162,112.51		-334.43	
Beginning Cash + Cash Flow	-9,917.12		-9,917.12	
Actual Ending Cash	-9,917.12		-9,917.12	

## Expense Distribution

Exported On: 10/07/2021 04:36 PM

Properties: Woodsman HOA - 2800 Longmire College Station, TX 77845

Payees: All

Bill Date Range: 07/01/2021 to 09/30/2021 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>6390 - Electrical Repairs</b>							
12513	08/06/2021		Constant Current Electric	225.00	124656	08/06/2021	#12 - found loose wire on backstabbed plug, rewired plug..
12533	09/07/2021		Constant Current Electric	276.04	124721	09/07/2021	Removed bad photocell and replaced newer rated 3000W
12545	09/07/2021	44	Constant Current Electric	172.12	124721	09/07/2021	Removed bad bulb and installed new bulb
				<b>673.16</b>			
<b>6455 - General Maintenance</b>							
13251	09/07/2021		T. Fry Make Ready	390.36	124726	09/07/2021	#18 - Replaced rotten soffit in front and rear of unit. Painted
<b>6470 - Insurance</b>							
F005461691-001-00001	07/27/2021		Farmers Insurance Exchange	3,023.09	124623, 124678	07/27/2021, 07/27/2021	Monthly Insurance Premium
F005461691-001-00001	08/17/2021		Farmers Insurance Exchange	3,017.09	124679	08/17/2021	Insurance Premium
				<b>6,040.18</b>			
<b>6471 - Transfer to Reserves</b>							
	07/01/2021		The Woodsman HOA	1,000.00	124575	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		The Woodsman HOA	1,000.00	124638	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		The Woodsman HOA	1,000.00	124710	09/02/2021	September 2021 - Transfer to Reserves
				<b>3,000.00</b>			
<b>6475 - Lawn/Property Maintenance</b>							
3388	07/06/2021		Lopez Boyz	350.00	124596	07/07/2021	Cut & remove branches, cut medium size tree, hauled off debris
3403	07/06/2021		Lopez Boyz	1,000.00	124596	07/07/2021	Monthly lawn maintenance
3493	08/06/2021		Lopez Boyz	1,000.00	124663	08/06/2021	Monthly Lawn Maintenance
21-807	08/06/2021		Brazos Valley Stump Grinding and Tree	3,788.75	124652	08/06/2021	Remove dead limbs from trees, clear limbs off roof & Bldg. 2 palms
3598	09/07/2021		Lopez Boyz	1,000.00	124724	09/07/2021	Monthly Lawn Maintenance
3593	09/07/2021		Lopez Boyz	70.00	124724	09/07/2021	#30 -Remove Branches- Backyard
				<b>7,208.75</b>			
<b>6540 - Management Fee</b>							
	07/02/2021		Beal Properties	500.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	500.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	500.00	124718	09/03/2021	Management Fee for 09/2021
				<b>1,500.00</b>			
<b>6695 - Pest Control</b>							
23726	07/05/2021		Joe Loudat DBA/	173.20	124582	07/06/2021	Monthly Pest Control
23989	08/05/2021		Joe Loudat DBA/	173.20	124660	08/06/2021	monthly exterior service #1-22
24042	09/07/2021		Joe Loudat DBA/	173.20	124722	09/07/2021	Monthly Pest Control
				<b>519.60</b>			
<b>6700 - Plumbing Expense</b>							
3649	07/06/2021		Twin City Plumbing LLC	120.00	124604	07/07/2021	(55) Inspected water leak - toilet was running next door.. (54)
3774	07/06/2021		Twin City Plumbing LLC	120.00	124604	07/07/2021	18 - Water leak was homeowner responsibility
3772	07/06/2021		Twin City Plumbing LLC	1,350.00	124604	07/07/2021	Repaired main water line at water meter. (6 hours)
3991	08/24/2021		Twin City Plumbing LLC	120.00	124695	08/25/2021	#39 - Repaired hose bib
				<b>1,710.00</b>			
<b>6701 - Porter Service</b>							
2234	07/05/2021		Robert Walker	400.00	124583	07/06/2021	June 2021 Porter Service
2242	08/06/2021		Robert Walker	90.00	124668	08/06/2021	Bulk Pick up July 2021
2259	08/06/2021		Robert Walker	400.00	124668	08/06/2021	Monthly Porter Service
2281	09/07/2021		Robert Walker	400.00	124728	09/07/2021	Monthly Porter Service
2272	09/07/2021		Robert Walker	45.00	124728	09/07/2021	Bulk picked up
				<b>1,335.00</b>			
<b>6750 - Roofing Expense</b>							
WM DRAW 01	07/16/2021		Grandchamp Roofing	40,000.00	124611	07/16/2021	1st Draw for Roofing Job
00001	07/22/2021		Grandchamp Roofing	125,000.00	124617	07/22/2021	Partial Payment for Roofing Project
final payment on roof replacement	07/27/2021		Grandchamp Roofing	69,465.00	124624	07/27/2021	final payment on roof replacement
0002	08/23/2021		Grandchamp Roofing	41,500.00	124685	08/23/2021	Final Payment for Gutters
				<b>275,965.00</b>			
<b>6776 - Trash Pick-up</b>							
0000053713	07/19/2021		BVR Waste and Recycling	373.65	124612	07/19/2021	Monthly Recycling Containers & Service
0000054519	08/13/2021		BVR Waste and Recycling	298.92	124671	08/13/2021	Bulk recycling bins at Woodsman HOA
				<b>672.57</b>			
<b>6810 - Utilities</b>							
122073-170566	07/27/2021		College Station Utilities	420.20	124621	07/27/2021	utilities - water - security light
122073-170580	07/27/2021		College Station Utilities	27.40	124621	07/27/2021	utilities - electric/BLD 5
122073-170600	07/27/2021		College Station Utilities	166.76	124621	07/27/2021	utilities - electric/BLD 4
122073-170630	07/27/2021		College Station Utilities	11.85	124621	07/27/2021	utilities - electric/BLD 3
122073-170652	07/27/2021		College Station Utilities	19.86	124621	07/27/2021	utilities - electric/BLD 7
122073-170662	07/27/2021		College Station Utilities	13.52	124621	07/27/2021	utilities - electric/BLD 8

122073-170672	07/27/2021	College Station Utilities	13.96	124621	07/27/2021	utilities - electric/BLD 2
122073-170690	07/27/2021	College Station Utilities	97.13	124621	07/27/2021	utilities - electric/BLD 9
122073-170696	07/27/2021	College Station Utilities	23.71	124621	07/27/2021	utilities - electric/security light/BLD 1
122073-170566	08/26/2021	College Station Utilities	697.75	124697	08/26/2021	utilities - security light - water
122073-170580	08/26/2021	College Station Utilities	28.16	124697	08/26/2021	utilities - electric -sanitation
122073-170600	08/26/2021	College Station Utilities	173.25	124697	08/26/2021	utilities - electrical
122073-170630	08/26/2021	College Station Utilities	12.02	124697	08/26/2021	utilities - electrical
122073-170652	08/26/2021	College Station Utilities	20.31	124697	08/26/2021	utilities - electrical
122073-170662	08/26/2021	College Station Utilities	13.52	124697	08/26/2021	utilities - electrical
122073-170672	08/26/2021	College Station Utilities	14.13	124697	08/26/2021	utilities - electrical
122073-170690	08/26/2021	College Station Utilities	96.37	124697	08/26/2021	utilities - electrical
122073-170696	08/26/2021	College Station Utilities	24.02	124697	08/26/2021	utilities - electrical - security light
122073-170696	09/29/2021	College Station Utilities	24.17	124759	09/29/2021	BLD 1 - utilities - security light
122073-170690	09/29/2021	College Station Utilities	97.13	124759	09/29/2021	BLD 9 - Utilities -Electric
122073-170672	09/29/2021	College Station Utilities	14.57	124759	09/29/2021	BLD 2 - utilities - Electric
122073-170662	09/29/2021	College Station Utilities	13.96	124759	09/29/2021	BLD 8 - Utilities - Electrical
122073-170652	09/29/2021	College Station Utilities	20.76	124759	09/29/2021	BLD 7 - Utilities -Electric
122073-170630	09/29/2021	College Station Utilities	12.16	124759	09/29/2021	BLD 3 - Utilities - Electric
122073-170600	09/29/2021	College Station Utilities	182.31	124759	09/29/2021	BLD 4 - Utilities - Electric
122073-170580	09/29/2021	College Station Utilities	29.37	124759	09/29/2021	BLD 5 - Utilities - Electric
122073-170566	09/29/2021	College Station Utilities	536.10	124759	09/29/2021	2800 Longmire - utilities - water - security light
			<b>2,804.45</b>			
<b>Total</b>			<b>301,819.07</b>			

**HOA Delinquency as of**

**Properties:** Woodsman HOA - 2800 Longmire College Station, TX 77845

**As of:** 09/30/2021

**Delinquency Note Range:** All Time

**Tenant Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 1.00

Unit	Name	Amount Receivable
<b>Woodsman HOA - 2800 Longmire College Station, TX 77845</b>		
21	[REDACTED]	356.05
<b>Total</b>		<b>356.05</b>



# PROSPERITY BANK®

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Statement Date

9/30/2021

3661 1 AV 0.426

Account No

\*\*\*\*9650

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

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COLLEGE STATION TX 77840-2228



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## STATEMENT SUMMARY

TX Business Premier Money Market Account No \*\*\*\*9650

09/01/2021	Beginning Balance		\$172,406.40
	3 Deposits/Other Credits	+	\$3,174.38
	0 Checks/Other Debits	-	\$0.00
09/30/2021	Ending Balance	30 Days in Statement Period	\$175,580.78

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/03/2021	Deposit	\$2,160.00
09/03/2021	Deposit	\$1,000.00
09/30/2021	Accr Earning Pymt Added to Account	\$14.38

## DAILY ENDING BALANCE

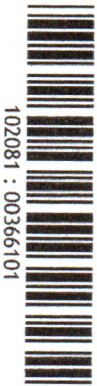
Date	Balance	Date	Balance	Date	Balance
09-01	\$172,406.40	09-03	\$175,566.40	09-30	\$175,580.78

## EARNINGS SUMMARY

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

Interest Paid This Period	\$14.38	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$127.39	Days in Earnings Period	30

9001



102081 : 00366101



9-22-2021

## Board Meeting

1. Lights - End at #6 and Judy's unit
2. Water - At the front
3. Plant grass behind #21
4. Yellow Striping ?
5. Garden clean-up #26
6. Put back to Grass #35 - where Palm ~~Tree~~ was
7. Side Garden needs work - #47
8. Screen Repair - #55
9. Dryer Vent #56
10. Wood along fence #62
11. Clean front garden #8
12. Shrub #14
13. Put back to grass #17
14. Garden Clean up - #52
15. Plastic Edging - #53

NO Round up  
Pole out Back at #21

**Bryce Scarlett**  
 Real Properties  
 brycescarlett42@gmail.com  
 Ph.

Prepared By: Bryce Anthony Scarlett

**CMA 1 - Line**

Listings as of 10/07/21 at 3:31 pm

Property Type is 'Residential' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 01/01/2021 to 10/07/2021 City is 'College Station' County Or Parish is 'Brazos' Subdivision Code is 'Woodsman Condos'

**Residential**

**Sold Properties**

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
21002700	2800 Longmire Drive #15	15	2	1/-		NONE	Woodsman Condos	1981	1,062		\$122.32	\$129,900	\$128,400	\$120.90	05/04/2021	98.85	51
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>						1981	1,062		\$122.32	\$129,900	\$128,400	\$120.90		98.85	51
		<b>Minimums:</b>						1981	1,062		\$122.32	\$129,900	\$128,400	\$120.90		98.85	51
		<b>Maximums:</b>						1981	1,062		\$122.32	\$129,900	\$128,400	\$120.90		98.85	51
		<b>Averages:</b>						1981	1,062		\$122.32	\$129,900	\$128,400	\$120.90		98.85	51

Quick Statistics ( 1 Listing Total )				
	Min	Max	Average	Median
List Price	\$129,900	\$129,900	\$129,900	\$129,900
Sold Price	\$128,400	\$128,400	\$128,400	\$128,400

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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.





# PROSPERITY BANK®

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Statement Date

9/30/2021

3661 1 AV 0.426

Account No

\*\*\*\*9650

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

Page 1 of 4

COLLEGE STATION TX 77840-2228



1

### STATEMENT SUMMARY

TX Business Premier Money Market Account No \*\*\*\*9650

09/01/2021	Beginning Balance		\$172,406.40
	3 Deposits/Other Credits	+	\$3,174.38
	0 Checks/Other Debits	-	\$0.00
09/30/2021	Ending Balance	30 Days in Statement Period	\$175,580.78

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/03/2021	Deposit	\$2,160.00
09/03/2021	Deposit	\$1,000.00
09/30/2021	Accr Earning Pymt Added to Account	\$14.38

### DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
09-01	\$172,406.40	09-03	\$175,566.40	09-30	\$175,580.78

### EARNINGS SUMMARY

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Interest Paid This Period	\$14.38	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$127.39	Days in Earnings Period	30

9001

102081 : 00366101



**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT**

If you believe there is an error on your statement, or if you need additional information about a transaction listed on your statement, or if you believe a substitute check does not accurately reflect a transaction, send a written letter on a separate sheet to P.O. Drawer G, El Campo, Texas 77437 as soon as possible. We must hear from you no later than 60 days (40 days for Check 21 expedited recrediting rights) after we sent you the first statement on which the error or problem appeared. Otherwise, the account will be considered correct. You can telephone us with inquires at your local banking center or at 800-531-1401, but doing so will not preserve your rights.

In your letter, give us the following information:

- 1) Your name and account number.
- 2) The dollar amount of the suspected error.
- 3) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- 4) For a substitute check explain why an original or better copy is necessary and provide sufficient information to identify the substitute check.

*The Check 21 Act procedures and expedited recrediting rights are only available to consumer customers. Check 21 will result in a reduction in the time between the cashing and clearing of a check. Please ensure that you have available funds on deposit before writing checks to avoid the risk of being overdrawn.*

**In case of errors or questions about your electronic transfers**, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you have use of the money during the time it takes us to complete the investigation.

TO REPORT LOST OR STOLEN PROSPERITY BANK DEBIT CARD, CALL YOUR LOCAL BANKING CENTER. AFTER HOURS, CALL 800-684-2132.

**THIS IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT**

YOUR BALANCE  
SHOWN ON THIS STATEMENT      \$ \_\_\_\_\_

ADD + (IF ANY)  
DEPOSITS NOT SHOWN  
ON THIS STATEMENT              \$ \_\_\_\_\_

TOTAL                              \$ \_\_\_\_\_

SUBTRACT - (IF ANY)  
CHECKS OUTSTANDING              \$ \_\_\_\_\_

BALANCE                              \$ \_\_\_\_\_

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE

CHECKS OUTSTANDING		
NO.	AMOUNT	
<b>MISC. CHARGES</b>		
<b>TOTAL</b>		

PLEASE EXAMINE THIS STATEMENT AT ONCE. NOTIFY US IN WRITING OF ANY CHANGE OF ADDRESS

9001