

Villas at Westwood



903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

Villas of Westwood Board of Directors Meeting Agenda October 10th @ 9:00 am

1. Call Meeting to Order

2. Financial Report
 - a. Bank Statements
 - b. Expenses
 - c. Delinquency Report

3. Old Business
 - a. Meeting minutes

4. New Business

5. Next Meeting _____, 2021 @ _____

6. Adjournment

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Villas at Westwood

July 16, 2020

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

Location: Zoom Meeting

- 4:34 Meeting begins
- Financials
 - \$19,612.50 brought in
 - \$18,019.15 paid out
 - No delinquencies
 - \$19,574 in reserves
- Request to move money from reserves so account is not in the negative
 - Sheri motioned to move \$4,000
 - Doug seconded
 - Motion passed
- Susan Winters resigned from HOA
 - Resignation accepted
- Nominate new HOA President
 - Sheri Pappas nominated and accepted position
 - Doug Herbst remains VP
 - Donna Morefield remains Secretary
 - Property management will contact Sheri to update signature cards at the bank
 - HOA request that a communication to be sent to all owners to offer vacant seats on the board
- Next meeting will be October 10, 2020
- 4:49 Meeting Adjourned

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 09/30/2020

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	29,182.50	87.95	29,182.50	87.95
Miscellaneous Income	4,000.00	12.05	4,000.00	12.05
Total Operating Income	33,182.50	100.00	33,182.50	100.00
Expense				
Electrical Repairs	63.00	0.19	63.00	0.19
General Maintenance	1,444.42	4.35	1,444.42	4.35
Insurance	8,928.65	26.91	8,928.65	26.91
Transfer to Reserves	3,132.00	9.44	3,132.00	9.44
Lawn/Property Maintenance	11,697.58	35.25	11,697.58	35.25
Management Fee	3,600.00	10.85	3,600.00	10.85
Pest Control	779.40	2.35	779.40	2.35
Professional Fees	360.00	1.08	360.00	1.08
Utilities	588.83	1.77	588.83	1.77
Total Operating Expense	30,593.88	92.20	30,593.88	92.20
NOI - Net Operating Income	2,588.62	7.80	2,588.62	7.80
Total Income	33,182.50	100.00	33,182.50	100.00
Total Expense	30,593.88	92.20	30,593.88	92.20
Net Income	2,588.62	7.80	2,588.62	7.80
Other Items				
Prepayments	585.30		585.30	
Net Other Items	585.30		585.30	
Cash Flow	3,173.92		3,173.92	
Beginning Cash	-4,619.99		-4,619.99	
Beginning Cash + Cash Flow	-1,446.07		-1,446.07	
Actual Ending Cash	-1,446.07		-1,446.07	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2020 to 09/30/2020

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs						
8865	07/16/2020	CC Electric	63.00	123698	07/16/2020	1804 - checked voltage and photo cell.
6455 - General Maintenance						
1941	01/17/2020	Petty-Faldyn Property Repair LLC	597.00	123166	01/18/2020	1816 Villa of Westwood Primed and Painted and corrected several issues
1864	03/04/2020	Robert Walker	30.00	123298	03/04/2020	Repair cable box
11824	03/06/2020	T. Fry Make Ready	472.42	123309, 123314	03/06/2020, 03/06/2020, 03/06/2020	fence blown down
2171	07/06/2020	Petty-Faldyn Property Repair LLC	290.00	123668	07/06/2020	1800/Repaired damage soffit about second level.
2441	08/07/2020	Lopez Boyz	55.00	123779	08/07/2020	Remove bird nest in front & back 1860
			1,444.42			
6470 - Insurance						
2001261519	02/05/2020	Philadelphia Insurance Companies	881.17	123222	02/07/2020	Monthly Insurance Premium
02001261520	03/04/2020	Philadelphia Insurance Companies	886.17	123296	03/04/2020	monthly insurance
2001261522	04/27/2020	Philadelphia Insurance Companies	1,772.32	123444	04/27/2020	Monthly Insurance April & May 2020
2001261523	06/01/2020	Philadelphia Insurance Companies	886.16	123591	06/04/2020	monthly insurance
FID8001350	07/06/2020	RLI Surety	186.00	123669	07/06/2020	Fidelity Insurance
1st	08/25/2020	Service Insurance Group	2,616.80	123820	08/26/2020	
TXH-A50734	09/15/2020	IPFS Corporation	1,120.03	123885	09/16/2020	
2002513411	09/29/2020	Philadelphia Insurance Companies	580.00	123903	09/29/2020	Insurance
			8,928.65			
6471 - Transfer to Reserves						
	01/01/2020	Villa's of Westwood	348.00	123125	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020	Villa's of Westwood	348.00	123203	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020	Villa's of Westwood	348.00	123281	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020	Villa's of Westwood	348.00	123379	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020	Villa's of Westwood	348.00	123460	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020	Villa's of Westwood	348.00	123567	06/02/2020	June 2020 - Transfer to Reserves
	07/01/2020	Villa's of Westwood	348.00	123652	07/05/2020	July 2020 - Transfer to Reserves

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
	08/01/2020	Villa's of Westwood	348.00	123748	08/03/2020	August 2020 - Transfer to Reserves
	09/01/2020	Villa's of Westwood	348.00	123845	09/01/2020	September 2020 - Transfer to Reserves
			3,132.00			
6475 - Lawn/Property Maintenance						
1853	01/06/2020	Lopez Boyz	150.00	123141	01/07/2020	remove tree rom back fence
1032	01/07/2020	The Ground Crew	995.00	123150	01/07/2020	monthly lawn service
1164	02/05/2020	The Ground Crew	995.00	123225	02/07/2020	Monthly Lawn Service
1244	03/04/2020	The Ground Crew	995.00	123297	03/04/2020	monthly maintenance
VW1	03/06/2020	Lawn Stars	649.50	123307	03/06/2020	February Lawn Maintenance
20-155	03/06/2020	Brazos Valley Stump Grinding and Tree	757.75	123321	03/09/2020	trim all trees off and away from buildings
VW2	04/06/2020	Lawn Stars	649.50	123404	04/06/2020	monthly lawn service
VW3	05/06/2020	Lawn Stars	871.41	123483	05/06/2020	MC/ Replaced Palm
14200	05/06/2020	Green Rite Lawn Spraying Service	514.19	123478	05/06/2020	Spring fert. weed control, insecticide for bugs
VW4	06/04/2020	Lawn Stars	649.50	123588	06/04/2020	monthly lawn service
VW5	07/06/2020	Lawn Stars	2,706.25	123664	07/06/2020	Lawn Service & complete sprinkler overhaul
VW6	08/07/2020	Lawn Stars	1,114.98	123778	08/07/2020	monthly lawn service + repaired sprinkler heads, installed dirt and grass
VW7	09/08/2020	Lawn Stars	649.50	123872	09/08/2020	
			11,697.58			
6540 - Management Fee						
	01/03/2020	Beal Properties	400.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020	Beal Properties	400.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020	Beal Properties	400.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020	Beal Properties	400.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020	Beal Properties	400.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020	Beal Properties	400.00	123575	06/02/2020	Management Fee for 06/2020
	07/02/2020	Beal Properties	400.00	123636	07/05/2020	Management Fee for 07/2020
	08/03/2020	Beal Properties	400.00	123730	08/03/2020	Management Fee for 08/2020

Expense Distribution

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
	09/01/2020	Beal Properties	400.00	123828	09/01/2020	Management Fee for 09/2020
			3,600.00			
6695 - Pest Control						
21101	01/06/2020	Joe Loudat DBA/	86.60	123140	01/07/2020	monthly exterior service 1804-1824
21241	02/05/2020	Joe Loudat DBA/	86.60	123219	02/07/2020	Monthly Pest Control
21376	03/04/2020	Joe Loudat DBA/	86.60	123294	03/04/2020	monthly exterior service 1848-1800
21512	04/05/2020	Joe Loudat DBA/	86.60	123402	04/06/2020	Monthly Pest Control
21653	05/06/2020	Joe Loudat DBA/	86.60	123481	05/06/2020	1828-1844 ext. ants roaches
21790	06/01/2020	Joe Loudat DBA/	86.60	123587	06/04/2020	monthly exterior service 1848-1800
21934	07/05/2020	Joe Loudat DBA/	86.60	123663	07/06/2020	monthly exterior service 1804-1824
22095	08/06/2020	Joe Loudat DBA/	86.60	123767	08/06/2020	Monthly Perimeter Pest Control
22257	09/02/2020	Joe Loudat DBA/	86.60	123858	09/08/2020	
			779.40			
6705 - Professional Fees						
205003	08/06/2020	Thompson, Derrig and Craig, P.C.	360.00	123770	08/06/2020	Prepared 2019 Federal Corporation Income Tax
6810 - Utilities						
2005833	01/06/2020	Bryan Texas Utilities	43.05	123134	01/07/2020	monthly utilities-electricity/water
2005833	01/23/2020	Bryan Texas Utilities	45.02	123174	01/23/2020	monthly utilities-electricity/water 2041 Westwood Main
2005833	02/19/2020	Bryan Texas Utilities	42.94	123243	02/19/2020	Monthly Utility Bill
2005833	04/05/2020	Bryan Texas Utilities	42.86	123396	04/06/2020	utilities
2005833	04/20/2020	Bryan Texas Utilities	42.84	123432	04/22/2020	utilities
2005833	05/19/2020	Bryan Texas Utilities	42.75	123518	05/19/2020	Utilities
2005833	07/20/2020	Bryan Texas Utilities	329.37	123709	07/20/2020	Utilities
			588.83			
Total			30,593.88			

HOA Delinquency as of

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

As of: 09/30/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
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No data to display

Total		0.00
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Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2020

3919 1 AV 0.389

Account No

216424358

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

HOA RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

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STATEMENT SUMMARY

TX Small Business Check Account No 216424358

09/01/2020	Beginning Balance			\$16,270.00
	1 Deposits/Other Credits		+	\$348.00
	0 Checks/Other Debits		-	\$0.00
09/30/2020	Ending Balance	30	Days in Statement Period	\$16,618.00
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/03/2020	Deposit	\$348.00

TOTAL OVERDRAFT FEES

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

DAILY ENDING BALANCE

Date	Balance	Date	Balance
09-01	\$16,270.00	09-03	\$16,618.00

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103441 : 00391901

MEMBER FDIC



NYSE Symbol "PB"

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