

*Southwest Crossing Townhomes  
Owners Association, Inc.*



*2020 Annual Meeting  
Wednesday February 5, 2020  
Beal Properties Office*

*\*903 S Texas Ave. College Station TX \*[www.e216cshoa.com](http://www.e216cshoa.com) \* 979-764-2500*

# Southwest Crossing



## Beal Properties

903 S. Texas Avenue

College Station, TX 77840

(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

**Southwest Crossing Townhome Association** requests your attendance at the 2020 Annual Meeting to be held at **Beal Properties office** located at **903 S. Texas Ave College Station, Texas 77840**, on Wednesday, February 5<sup>th</sup>, 2020 at 6pm.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm February 5<sup>th</sup>, 2020. You can mail the completed proxy (below) to Beal Properties Attention: Toni Myers, email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com) or fax it to (979) 764-0508.

### Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2019 Financial Report (Cash Flow, Delinquencies, Budget for 2020, Sales Report)
5. Election/Reinstatement of Officers and Directors
6. New Business
7. Adjournment

---

### 2020 Annual Meeting Proxy Statement

Know All by these Present: That I; \_\_\_\_\_

Do hereby appoint: \_\_\_\_\_  
or (Circle one):

Belinda Newman

Danny Stribling

Mark Simmons

Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 annual meeting of the Southwest Crossing 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 5<sup>th</sup>, 2020 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Unit Number or Address

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Current Phone Number (H) or (C) or (O)

**This proxy must be received by 5:30 pm February 5<sup>th</sup>, 2020.**

You can mail: Beal Properties, 903 S. Texas Ave., College Station, Texas 77840 Fax: 979-764-0508 or email: [hoa@bealbcs.com](mailto:hoa@bealbcs.com)



Brazos Valley Property Management  
903 S. Texas Avenue College Station, TX 77840  
Business (979)764-2500 Fax (979)764-0508

## 2019 Annual Meeting Minutes

2-9-18

11 attendees            42 units  
Danny Stribling        8 units

Cynthia Grayson  
Denis and Charles Brown  
Jeff and Betty  
Mark Simons  
Jean Wilson  
Melissa Newman

### Minutes approved

- Belinda and Brown agreed minutes

### 2018 Budget Review

Collected \$63k dues transferred  
Miller's foundation repaired  
Insurance \$14k/year, \$10k  
Special projects = sidewalk repair  
-9k Jan 2018, end \$6k  
\$553 delinquent-low, only go to attorney after 3 months  
\$7.6 + \$11k  
10% Annual income in account  
Spent \$2100 on plumbing-sprinkler systems  
\$125 per unit to pay bills

### Roof

- leak problems along small bedroom and in middle of living room.
  - Replaced flashing near fireplace. Still leak somewhere. HOA sent painter. No leak repair. Suggest brick sealant to protect from water seepage through brick
- Also other units caught water through brick into wall
- Motion to look into brick sealant for all. 2<sup>nd</sup> motion to further discuss not to exceed \$2k or \$2100
- Brown noted there is no proper drainage from gutters. Look at extensions to prevent foundation issues

### Sidewalks

- need to be repaired
- Look at 2504 sidewalk
- Will do assessment of sidewalks to determine repairs
- Have Toni look at sprinkles for repair



Brazos Valley Property Management  
903 S. Texas Avenue College Station, TX 77840  
Business (979)764-2500 Fax (979)764-0508

Homeowners pay for their water and landscapes

- Quite a bit of discussion on lawn irrigation issues, who is responsible, landscaper problems with sprinklers not turning off
- Water and unit owners/occupants' complaints of water bills

Add 2100 to budget spend for brick sealant "special project"

- Motion to add bait for units as part of pest control-investigate 2<sup>nd</sup> motion
- 2019 budget agreed
- Units leasing for \$950/month
- Gates are shifting-biggest expense in fence repair

Foundations

- paid off Don over 2018
- Another lady has foundations issues
- 2515 has cracks and part of triplex, need to level all 3 units due to foundation issues. 15k to repair. 30 pilings.
- Motion to get foundation engineer whose assessment will be worthy for litigation should there be dispute
- 2<sup>nd</sup> motion to assess that one building. 8-1 by unit.
- Terry to hire engineer

Balcony

- Paint bad, boards rotting on building with 1<sup>st</sup> balcony
- Suggestion to redo railing on 1<sup>st</sup> two buildings
- Balcony is maintenance issue-motion to agree it is maintenance issue

Board Members

- Mark Simmons
- Belinda Newman
- Danny Stribling

Note

1. Foundation engineer- get report on unit 2515
  2. Balcony maintenance- standard HOA maintenance
  3. Rodents- consider boxes for bait
  4. Sprinklers- get estimate to run a line and tie in for all units
- Registered sex offender (on Cross Timbers possibly?)
  - Individual property owners could lease but Century 21 owned properties prohibit it and have background check

Thanks to Terry and Toni for supporting our community and homeowners and managing properties.

# Southwest Crossing



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

## **SOUTHWEST CROSSING BOARD MEETING MINUTES JULY 24<sup>TH</sup> 2019 @ 2PM**

The quarterly board meeting for July was held July 24<sup>th</sup> 2019 at 2pm at 903 Texas Ave

In attendance were Toni Myers, Danny Stribling and Mark Simmons.

Discussed were the expenses for the quarter and whether we needed special assessment to cover the cost of the leveling of one of the unit's slabs.

We determined that we had enough in our reserve account to avoid a special assessment and directed Danny Stribling to transfer 6,000\$ from the reserve account to the operating account.

Also discussed the possible recovery of insurance money due to roof damage. Toni is to file a claim on the damages with our carrier within the next two weeks.

With that accomplished the board was adjourned.

Mark Simmons

## Cash Flow

### Beal Properties

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	67,990.28	91.89	67,990.28	91.89
Miscellaneous Income	6,000.00	8.11	6,000.00	8.11
<b>Total Operating Income</b>	<b>73,990.28</b>	<b>100.00</b>	<b>73,990.28</b>	<b>100.00</b>
<b>Expense</b>				
Fence Repair	430.13	0.58	430.13	0.58
Foundation Repair	16,148.00	21.82	16,148.00	21.82
General Maintenance	2,104.84	2.84	2,104.84	2.84
Insurance	15,591.78	21.07	15,591.78	21.07
Transfer to Reserves	6,955.20	9.40	6,955.20	9.40
Legal Fees	205.00	0.28	205.00	0.28
Lawn/Property Maintenance	12,286.00	16.60	12,286.00	16.60
Special Projects	3,349.00	4.53	3,349.00	4.53
Management Fee	4,500.00	6.08	4,500.00	6.08
Mortgage/Note Payment	16,006.08	21.63	16,006.08	21.63
Pest Control	2,771.20	3.75	2,771.20	3.75
Plumbing Expense	2,134.70	2.89	2,134.70	2.89
Professional Fees	935.00	1.26	935.00	1.26
Roofing Expense	2,100.00	2.84	2,100.00	2.84
Utilities	952.88	1.29	952.88	1.29
<b>Total Operating Expense</b>	<b>86,469.81</b>	<b>116.87</b>	<b>86,469.81</b>	<b>116.87</b>
<b>NOI - Net Operating Income</b>	<b>-12,479.53</b>	<b>-16.87</b>	<b>-12,479.53</b>	<b>-16.87</b>
Total Income	73,990.28	100.00	73,990.28	100.00
Total Expense	86,469.81	116.87	86,469.81	116.87
<b>Net Income</b>	<b>-12,479.53</b>	<b>-16.87</b>	<b>-12,479.53</b>	<b>-16.87</b>
<b>Other Items</b>				
Prepayments	-1,678.88		-1,678.88	
<b>Net Other Items</b>	<b>-1,678.88</b>		<b>-1,678.88</b>	
<b>Cash Flow</b>	<b>-14,158.41</b>		<b>-14,158.41</b>	
Beginning Cash	6,054.12		6,054.12	
Beginning Cash + Cash Flow	-8,104.29		-8,104.29	
Actual Ending Cash	-8,104.29		-8,104.29	

## Expense Distribution

Exported On: 02/05/2020 04:05 PM

Properties: Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

Payees: All

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

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>4600 - Homeowners Association Dues</b>						
HOA Dues	06/11/2019	Henry Wong	1,263.72	122500	06/11/2019	Overpayment of HOA Dues
<b>4605 - Transfer Fee</b>						
86506	05/30/2019	BVP Management, Inc.	100.00	122501	06/11/2019	Transfer fee for SW 2523
<b>6430 - Fence Repair</b>						
9673	02/04/2019	Clean Up Crew	54.13	122057	02/06/2019	#2532 adjusted & rehung gate & removed latch to install new
1628	07/21/2019	Petty-Faldyn Property Repair LLC	118.00	122630	07/25/2019	general maintenance- gate repair 2522
1633	07/22/2019	Petty-Faldyn Property Repair LLC	128.00	122630	07/25/2019	gate repair-2531
9976	11/05/2019	The Clean Up Crew	40.00	122963	11/06/2019	reset gate 2511
11321	11/06/2019	T. Fry Make Ready	40.00	122968	11/06/2019	Fence and gate repair 2518 Crosstimbers
1910	12/16/2019	Petty-Faldyn Property Repair LLC	50.00	123090	12/17/2019	repair gate latch
			430.13			
<b>6439 - Foundation Repair</b>						
00123	04/05/2019	Brazos Valley Solutions	16,148.00	122290	04/11/2019	2513-2517 foundation repair
<b>6455 - General Maintenance</b>						
9723	03/04/2019	Clean Up Crew	437.33	122155	03/07/2019	2502-2504 Sidewalk repair
10918	04/05/2019	T. Fry Make Ready	45.00	122282	04/07/2019	general maintenance
10996	05/06/2019	T. Fry Make Ready	91.24	122363	05/06/2019	2518/ Replaced part of broken gate latch
1497	06/04/2019	Petty-Faldyn Property Repair LLC	162.00	122493	06/07/2019	repairs-2509
11035	06/06/2019	T. Fry Make Ready	117.88	122495	06/07/2019	2515- installed new door sweeps on front & back door.
1573	07/04/2019	Petty-Faldyn Property Repair LLC	597.69	122581	07/07/2019	general repairs 2511 roof leak
1600	07/12/2019	Petty-Faldyn Property Repair LLC	50.00	122610	07/19/2019	general maintenance- 2531 Crosstimbers fence
1619	07/21/2019	Petty-Faldyn Property Repair LLC	335.00	122630	07/25/2019	general maintenance-replace sheetrock/water damage 2511
1591	08/22/2019	Petty-Faldyn Property Repair LLC	148.70	122726	08/26/2019	repair ceiling-2525
9972	11/05/2019	The Clean Up Crew	40.00	122963	11/06/2019	general maintenance- patch hole in fascia
9977	11/05/2019	The Clean Up Crew	30.00	122963	11/06/2019	bleach wall at closet
9982	11/05/2019	The Clean Up Crew	50.00	122963	11/06/2019	unclog gutter #2522
			2,104.84			
<b>6470 - Insurance</b>						
TXH-796627	01/06/2019	IPFS Corporation	947.99	121975	01/07/2019	Monthly Insurance
TXH-796627	02/05/2019	IPFS Corporation	947.99	122081	02/06/2019	insurance
TXH-796627	03/04/2019	IPFS Corporation	947.99	122176	03/07/2019	Monthly Insurance
TXH-796627	04/01/2019	IPFS Corporation	947.99	122275	04/07/2019	600 insurance
TXH-796627	05/05/2019	IPFS Corporation	947.99	122355	05/06/2019	monthly insurance
7788	07/12/2019	Service Insurance Group, Inc	5,613.58	122600	07/12/2019	Southwest Crossing HOA Insurance down payment 2019-2020
TXH-921026	08/08/2019	IPFS Corporation	1,047.65	122682	08/07/2019	monthly insurance
TXH-921026	09/04/2019	IPFS Corporation	1,047.65	122766	09/05/2019	monthly insurance
TXH-921026	10/04/2019	IPFS Corporation	1,047.65	122862	10/06/2019	monthly insurance
TXH-921026	11/05/2019	IPFS Corporation	1,047.65	122960	11/06/2019	monthly insurance
TXH-921026	12/03/2019	IPFS Corporation	1,047.65	123054	12/05/2019	monthly insurance
			15,591.78			
<b>6471 - Transfer to Reserves</b>						
	01/01/2019	Southwest Crossing Homeowners Assn.	579.60	121928	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019	Southwest Crossing Homeowners Assn.	579.60	122040	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019	Southwest Crossing Homeowners Assn.	579.60	122128	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019	Southwest Crossing Homeowners Assn.	579.60	122249	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019	Southwest Crossing Homeowners Assn.	579.60	122334	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019	Southwest Crossing Homeowners Assn.	579.60	122418	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019	Southwest Crossing Homeowners Assn.	579.60	122548	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019	Southwest Crossing Homeowners Assn.	579.60	122654	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019	Southwest Crossing Homeowners Assn.	579.60	122753	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019	Southwest Crossing Homeowners Assn.	579.60	122847	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019	Southwest Crossing Homeowners Assn.	579.60	122944	11/01/2019	November 2019 - Transfer to Reserves
	12/01/2019	Southwest Crossing Homeowners Assn.	579.60	123029	12/02/2019	December 2019 - Transfer to Reserves
			6,955.20			
<b>6473 - Legal Fees</b>						
66882001	10/08/2019	Secretary of State	5.00	122889	10/14/2019	Update Secretary of State - Southwest Crossing
41839	11/12/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	122992	11/12/2019	Collections - 2535

			205.00			
<b>6475 - Lawn/Property Maintenance</b>						
734	01/06/2019	Lopez Boyz	780.00	121955	01/07/2019	Monthly Lawn Maintenance
775	02/06/2019	Lopez Boyz	440.00	122064	02/06/2019	Cleaned gutters.
770	02/06/2019	Lopez Boyz	125.00	122064	02/06/2019	Cut branches touching rooftop.
760	02/06/2019	Lopez Boyz	780.00	122064	02/06/2019	1/11, 1/21, 1/31 mow, edge, weed-eat
855	03/06/2019	Lopez Boyz	780.00	122167	03/07/2019	Monthly Lawn Maintenance
936	04/05/2019	Lopez Boyz	780.00	122278	04/07/2019	lawn maintenance
1029	05/06/2019	Lopez Boyz	85.00	122359	05/06/2019	2512 Crossttimbers - cut branches in Back yard
						2511-2517/Removed dirt due to foundation repair, planted plants and grass.
1028	05/06/2019	Lopez Boyz	865.00	122359	05/06/2019	Monthly Lawn Maintenance
1035	05/06/2019	Lopez Boyz	780.00	122359	05/06/2019	Monthly Lawn Maintenance
1177	06/06/2019	Lopez Boyz	780.00	122491	06/07/2019	Monthly Lawn Maintenance
1195	06/06/2019	Lopez Boyz	60.00	122491	06/07/2019	2515- cut branches off fence
13313	07/04/2019	Green Rite Lawn Spraying Service	433.00	122579	07/07/2019	lawn fertilization-mid-summer application
1293	07/05/2019	Lopez Boyz	780.00	122575	07/07/2019	lawn maintenance
1390	08/06/2019	Lopez Boyz	130.00	122684	08/07/2019	lawn maintenance- trim limbs by street
1384	08/06/2019	Lopez Boyz	780.00	122684	08/07/2019	lawn maintenance- July 4, 15, 24
1467	09/06/2019	Lopez Boyz	780.00	122780	09/06/2019	Monthly Lawn Maintenance
1627	10/04/2019	Lopez Boyz	780.00	122864	10/06/2019	lawn maintenance Sept. 4, 14, 24
1695	11/06/2019	Lopez Boyz	260.00	122969	11/06/2019	prune all plants
1677	11/06/2019	Lopez Boyz	780.00	122969	11/06/2019	monthly lawn service 10/4, 10/16, 10/25
13658	11/12/2019	Green Rite Lawn Spraying Service	433.00	122988	11/12/2019	Fall fertilizing, fungicide, insecticide for the fall
1760	12/06/2019	Lopez Boyz	95.00	123070	12/06/2019	winterize
1752	12/06/2019	Lopez Boyz	780.00	123070	12/06/2019	Monthly Lawn Maintenance - November
			12,286.00			
<b>6531 - Special Projects</b>						
1588	07/08/2019	Petty-Faldyn Property Repair LLC	1,936.00	122590	07/08/2019	Interior sheet rock crack repair
9975	11/05/2019	The Clean Up Crew	1,413.00	122963	11/06/2019	repair sheetrock due to foundation issues 2515
			3,349.00			
<b>6540 - Management Fee</b>						
	01/03/2019	BVP Management, Inc.	375.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	375.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	375.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	375.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	375.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	375.00	122469	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	375.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	375.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	375.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	375.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	375.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019	Beal Properties	375.00	123023	12/02/2019	Management Fee for 12/2019
			4,500.00			
<b>6560 - Mortgage/Note Payment</b>						
	01/01/2019	Prosperity Bank.	1,333.84	121938	01/03/2019	January 2019 - Fence & Gutter Replacement
	02/01/2019	Prosperity Bank.	1,333.84	122049	02/04/2019	February 2019 - Fence & Gutter Replacement
	03/01/2019	Prosperity Bank.	1,333.84	122138	03/04/2019	March 2019 - Fence & Gutter Replacement
	04/01/2019	Prosperity Bank.	1,333.84	122241	04/04/2019	April 2019 - Fence & Gutter Replacement
	05/01/2019	Prosperity Bank.	1,333.84	122343	05/02/2019	May 2019 - Fence & Gutter Replacement
	06/01/2019	Prosperity Bank.	1,333.84	122455	06/04/2019	June 2019 - Fence & Gutter Replacement
	07/01/2019	Prosperity Bank.	1,333.84	122541	07/02/2019	July 2019 - Fence & Gutter Replacement
	08/01/2019	Prosperity Bank.	1,333.84	122647	08/05/2019	August 2019 - Fence & Gutter Replacement
	09/01/2019	Prosperity Bank.	1,333.84	122746	09/03/2019	September 2019 - Fence & Gutter Replacement
	10/01/2019	Prosperity Bank.	1,333.84	122840	10/02/2019	October 2019 - Fence & Gutter Replacement
	11/01/2019	Prosperity Bank.	1,333.84	122937	11/01/2019	November 2019 - Fence & Gutter Replacement
	12/01/2019	Prosperity Bank.	1,333.84	123037	12/02/2019	December 2019 - Fence & Gutter Replacement
			16,006.08			
<b>6695 - Pest Control</b>						
19366	01/06/2019	Joe Loudat DBA/	86.60	121962	01/07/2019	Monthly Pest Control Service
19499	02/05/2019	Joe Loudat DBA/	86.60	122062	02/06/2019	monthly pest control
19630	03/04/2019	Joe Loudat DBA/	86.60	122165	03/07/2019	Monthly Pest Control
1290	04/04/2019	Joe Loudat DBA/	86.60	122276	04/07/2019	monthly pest control
1290	05/05/2019	Joe Loudat DBA/	86.60	122357	05/06/2019	monthly pest control #0-28 even
20029	06/04/2019	Joe Loudat DBA/	86.60	122490	06/07/2019	Monthly Pest Control/#1-29 odd
20171	07/04/2019	Joe Loudat DBA/	86.60	122574	07/07/2019	monthly pest service- #30-37, 600-606
20314	08/06/2019	Joe Loudat DBA/	86.60	122683	08/07/2019	pest control-roaches/ants/silverfish #0-28 even
20357	08/06/2019	Joe Loudat DBA/	1,732.00	122683	08/07/2019	pest control-sub-terr termite inspection 2500-2537/600-606
20485	09/04/2019	Joe Loudat DBA/	86.60	122767	09/05/2019	monthly pest service #1-29 odd
20657	10/03/2019	Joe Loudat DBA/	86.60	122863	10/06/2019	regular pest control-roaches,ants,silverfish #30-37, 600-606
20809	11/05/2019	Joe Loudat DBA/	86.60	122961	11/06/2019	monthly pest control - #0-28 even
20960	12/04/2019	Joe Loudat DBA/	86.60	123055	12/05/2019	monthly pest control-exterior #1-29 odd
			2,771.20			
<b>6700 - Plumbing Expense</b>						
2267	03/21/2019	Twin City Plumbing LLC	120.00	122221	03/22/2019	Southwest Crossing sprinkler water line
2280	03/29/2019	Twin City Plumbing LLC	250.00	122283	04/07/2019	2520 sprinkler repair
2279	03/29/2019	Twin City Plumbing LLC	160.00	122283	04/07/2019	600 main water line repair
2329	05/06/2019	Twin City Plumbing LLC	150.00	122361	05/06/2019	600 Crossttimbers / test water line for leak.. No water leak found
2350	07/03/2019	Twin City Plumbing LLC	285.00	122580	07/07/2019	plumbing repair 2513
2365	07/04/2019	Twin City Plumbing LLC	130.00	122580	07/07/2019	plumbing repair 2535
						2508 Crossttimbers, dug to find leaking water. Water was coming from under the home
25637	07/10/2019	Holman's Quality Plumbing	150.00	122608	07/19/2019	



2119	09/15/2019	Twin City Plumbing LLC	389.70	122813	09/17/2019	plumbing repairs and supplies at sprinkler system 2500
2440	09/16/2019	Twin City Plumbing LLC	180.00	122813	09/17/2019	repaired water leak 600 Crosstimber
2470	10/22/2019	Twin City Plumbing LLC	160.00	122916	10/22/2019	REPAIR WATER LEAK AT MAIN LINE
2509	12/16/2019	Twin City Plumbing LLC	160.00	123092	12/17/2019	repair sprinkler system 2536
			<b>2,134.70</b>			
<b>6750 - Professional Fees</b>						
19.032.01	03/07/2019	Dudley Engineering LLC	700.00	122159	03/07/2019	Structural assessment and report for 2515
200571	10/03/2019	Thompson, Derrig and Craig, P.C.	235.00	122867	10/06/2019	Income tax return for HOA
			<b>935.00</b>			
<b>6750 - Roofing Expense</b>						
5620197	05/07/2019	On Top Roofing LLC	60.00	122374	05/07/2019	2506 Crosstimbers - lifted flashing on roof and vent stack
62720194	07/04/2019	On Top Roofing LLC	65.00	122572	07/07/2019	roof repair 2500 Crosstimbers
1617	07/21/2019	Petty-Faldyn Property Repair LLC	275.00	122630	07/25/2019	roof repair- 2500 Crosstimbers
1616	07/21/2019	Petty-Faldyn Property Repair LLC	275.00	122630	07/25/2019	roof repair 2525 Crosstimbers
1615	07/21/2019	Petty-Faldyn Property Repair LLC	275.00	122630	07/25/2019	roof repair 2515 Crosstimbers
1614	07/21/2019	Petty-Faldyn Property Repair LLC	275.00	122630	07/25/2019	roof repair 2537 Crosstimbers
10174	09/09/2019	Stellar Roofing Specialties	150.00	122793	09/09/2019	repaired roof
10202	11/12/2019	Stellar Roofing Specialties	100.00	122994	11/12/2019	Roof repairs - 2515
10201	11/12/2019	Stellar Roofing Specialties	475.00	122994	11/12/2019	Roof repairs - 2500
10208	12/03/2019	Stellar Roofing Specialties	150.00	123059	12/05/2019	roof repairs shingles,flashing,caulk 604
			<b>2,100.00</b>			
<b>6810 - Utilities</b>						
102153-174932	01/14/2019	College Station Utilities	78.75	121991	01/14/2019	utilities
102153-274932	02/11/2019	College Station Utilities	78.75	122080	02/11/2019	
10213-174932	03/08/2019	College Station Utilities	78.75	122183	03/08/2019	Utilities
102153-174932	04/09/2019	College Station Utilities	78.75	122293	04/11/2019	2504 security light
102153-174932	06/10/2019	College Station Utilities	165.38	122503	06/11/2019	monthly utilities-2504 Security Light
102153-174932	07/07/2019	College Station Utilities	78.75	122577	07/07/2019	monthly utilities-security light
102153-174932	08/12/2019	College Station Utilities	78.75	122700	08/12/2019	Utilities
102153-174932	09/09/2019	College Station Utilities	78.75	122788	09/09/2019	monthly utilities-security light 2504 Crosstimbers
102153-174932	10/14/2019	College Station Utilities	78.75	122896	10/15/2019	monthly utilities-electricity Security Light 2504
102153-174932	11/10/2019	College Station Utilities	78.75	122981	11/12/2019	monthly utilities-security light
102153-174932	12/16/2019	College Station Utilities	78.75	123085	12/17/2019	monthly utilities/security light 2504
			<b>952.88</b>			
<b>Total</b>			<b>87,833.53</b>			

**Homeowner Delinquency**

**Properties:** Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840

**Delinquency Note Range:** All Time

**Amount Owed In Account:** All

**Balance:** Greater than 138.00

<b>Unit</b>	<b>Name</b>	<b>Amount Receivable</b>
<b>Southwest Crossing HOA - 600-2537 Crosstimbers St College Station, TX 77840</b>		
2510		154.00
2523		276.00
2530		276.00
2535		862.00
		<b>1,568.00</b>
<b>Total</b>		<b>1,568.00</b>



Visit us online at ProsperityBankUSA.com

Statement Date 12/31/2019

4382 1 AV 0.383  
 SOUTHWEST CROSSING TOWNHOMES OWNER'S  
 ASSOCIATION, INC.  
 903 TEXAS AVE S  
 COLLEGE STATION TX 77840-2228

Account No

Page 1 of 4



STATEMENT SUMMARY		TX Small Business Check Account No	
12/01/2019	Beginning Balance		\$8,064.45
	1 Deposits/Other Credits	+	\$579.60
	0 Checks/Other Debits	-	\$0.00
12/31/2019	Ending Balance	31 Days in Statement Period	\$8,644.05
	Total Enclosures		1

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/03/2019	Deposit	\$579.60

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
12-01	\$8,064.45	12-03	\$8,644.05

0000



102461 : 00438201



40

DEPOSIT TICKET		PROSPERITY BANK	
PAID BY	APPROVED BY	DATE	CASH
COPI		12/3/19	
NAME	SOUTHWEST CROSSING TOWNHOMES ASSN		TOTAL FROM OTHER BANK
ADDRESS	ASSN		CASH TOTAL
ACCOUNT NUMBER			LESS CASH RECEIVED
216424404			\$ 579.60
⑆5217⑉2555⑆			151

12/3/2019

\$579.60

0000

216

## SOUTHWEST CROSSING HOA 2020 BUDGET

	2019 Budget	2019 Actual	2020 Budget	
<b>Income:</b>				
HOA Dues	69552	67990.28	69552	138
Late Fees	0	0	0	
Prepaid HOA dues	0	-1678.88	0	
Capital Improv. Income	0	6000	0	
Insurance Reimbursement	0	0	0	
<b>Total Income:</b>	<b>69552</b>	<b>72311.4</b>	<b>69552</b>	<b>100%</b>
 <b>Expenses:</b>				
Lawn Maintenance	10000	12286	11500	
Insurance	15000	15591.78	15500	
Pest Control	2800	2771.2	2800	
Plumbing	2000	2134.7	2000	
Utilities	1000	952.88	1000	
Management Fees	4500	4500	4500	
General Maintenance	2500	2104.84	2400	
Foundation Repairs	0	16148	0	
Legal & Professional	1000	1140	500	
Fence Repair	250	430.13	400	
Roof Repair	1000	2100	1500	
Renovation Payment	16006.08	16006.08	16006.08	
Transfer to Reserves	6952.2	6955.2	6952.2	
Special Projects	2100	3349	0	
<b>Total Expenses:</b>	<b>65108.28</b>	<b>86469.81</b>	<b>65058.28</b>	
 <b>Net Income:</b>	 4443.72	 -14158.41	 4493.72	

**2020 Budget            65058.28 divide by 42 units divided by 12 months = 129.08 per unit.**

**Balance on Loan at Prosperity as of 01/31/2020 \$27,610.29**

**Reserve Bank Account Balance as of 12/31/2019            \$8,644.05**



**Bob Walker**  
 Century 21 Beal  
 bobw@century21bcs.com  
 Ph:  
 Need a REALTOR? What About BOB?



12

**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 01/23/20 at 3:24 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/23/2020 to 01/23/2019 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 01/23/2020 to 07/27/2019 Street Name is like 'cross timbers'

**Residential**

**Sold Properties**

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
19006056	2523 Cross Timbers Drive		2	2/-		NONE	Southwest Crossing	1986		992	\$127.52	\$126,500	\$124,500	\$125.50	05/22/2019	98.42	42
19006054	2522 Cross Timbers		2	2/-		NONE	Southwest Crossing	1986		992	\$127.52	\$126,500	\$125,000	\$126.01	06/07/2019	98.81	63
19016973	2526 Cross Timbers Drive		2	1/1		NONE	Southwest Crossing	1986		1,115	\$125.47	\$139,900	\$137,900	\$123.68	12/19/2019	98.57	37
19007756	2509 Cross Timbers Drive		2	1/1		NONE	Southwest Crossing	1986		1,115	\$124.22	\$138,500	\$138,500	\$124.22	06/17/2019	100.00	34
19009324	2527 Cross Timbers Drive		2	1/1		NONE	Southwest Crossing	1986		1,115	\$125.47	\$139,900	\$139,900	\$125.47	06/24/2019	100.00	25
<b># LISTINGS:</b>	<b>5</b>	<b>Medians:</b>						1986		1,115	\$125.47	\$138,500	\$137,900	\$125.47		98.81	37
		<b>Minimums:</b>						1986		992	\$124.22	\$126,500	\$124,500	\$123.68		98.42	25
		<b>Maximums:</b>						1986		1,115	\$127.52	\$139,900	\$139,900	\$126.01		100.00	63
		<b>Averages:</b>						1986		1,066	\$126.04	\$134,260	\$133,160	\$124.98		99.16	40

**Quick Statistics ( 5 Listings Total )**

	Min	Max	Average	Median
List Price	\$126,500	\$139,900	\$134,260	\$138,500
Sold Price	\$124,500	\$139,900	\$133,160	\$137,900

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

\*\*\* 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.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/13/2019

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):
		E-MAIL ADDRESS:	eliana.milioto@sighbcs.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: United States Liability Insurance Group		25895
INSURED	Southwest Crossing Townhome Association c/o Beal Properties 903 S Texas Ave College Station TX 77840-	INSURER B:		
		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 INSD WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		NPP1577145B	07/15/2019	07/15/2020	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 - COMPI/OP AGG \$ Included
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS		NPP1577145B	07/15/2019	07/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		XL 1588786A	07/15/2019	07/15/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached 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

© 1988-2014 ACORD CORPORATION. All rights reserved.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
12/13/2019

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.

<b>AGENCY</b> Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		<b>PHONE (A/C, No, Ext):</b> (979)774-3900		<b>COMPANY</b> United Specialty Insurance Company	
<b>FAX (A/C, No):</b> (979)774-3955		<b>E-MAIL ADDRESS:</b> eliana.milioto@sighbcs.com			
<b>AGENCY CUSTOMER ID #:</b> 7788		<b>INSURED</b> Southwest Crossing Townhome Association c/o Beal Properties 903 S Texas Ave College Station TX 77840-		<b>LOAN NUMBER</b>  <b>POLICY NUMBER</b> S627808	
<b>CODE:</b>		<b>SUB CODE:</b>		<b>EFFECTIVE DATE</b> 07/15/2019 <b>EXPIRATION DATE</b> 07/15/2020	
				<input type="checkbox"/> <b>CONTINUED UNTIL TERMINATED IF CHECKED</b>	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

### PROPERTY INFORMATION

**LOCATION/DESCRIPTION**  
 2500-2537 Crosstimbers & 600-606 Crosstimbers  
 College Station, TX 77840

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
Buildings; Replacement Cost; Special Form (\$25,000 Wind/Hail deductible)	2,945,100	10,000


### 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 013834

<b>NAME AND ADDRESS</b> Sample Certificate Only Contact Insurance Agency for Detailed Certificate Ofc # (979) 774-3900 Fax # (979) 774-3955	<input type="checkbox"/> <b>MORTGAGEE</b>	<input type="checkbox"/> <b>ADDITIONAL INSURED</b>
	<input type="checkbox"/> <b>LOSS PAYEE</b>	
	<b>LOAN #</b>	
<b>AUTHORIZED REPRESENTATIVE</b> 		



Danny - irrigation!

2523 - Huge - trim  
back