

*The Villas of Westwood
Homeowners
Association, Inc.*



Annual Meeting

Saturday August 19th 10:00am

Century 21 Beal Inc. - Training Room

404 D University Dr. College Station

TX 77840

**903 S Texas Ave. College Station TX *www.c21bcshoa.com * 979-764-2500*

Villas at Westwood

Century 21, Beal Inc.

Brazos Valley Property Management

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

Villas at Westwood Home Owners Association requests your attendance at the 2017 Annual Meeting to be held at **CENTURY 21 BEAL TRAINING ROOM**, 404 D University Dr. East, College Station, Tx.77840, on Saturday, August 19, 2017 at 10 am until 12-noon.

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 August 18, 2017. You can mail the completed proxy (below) to Century 21 Beal, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Terry Thigpin or Toni Myers, email to c21hoa@century21bcs.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 2016 Annual Meeting.
4. 2016 Financials review, Delinquent HOA Dues, 2017 Budget, Sales Report
5. Election or Reinstatement of Current Board Members
6. Maintenance issues
7. New business.
8. Adjournment

2017 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____

or – Susan Winters Donna Morefield Douglas Herbst Century 21 Beal

As agent for me, and in my name and stead to vote as my Proxy at the 2017 annual meeting of the Villas at Westwood Home 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 August 19, 2017 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

BVPM

903 Texas Ave South, College Station, Tx. 77840,

979-764-2500

Villas at Westwood

May 21, 2016 HOA Meeting Minutes

- 10:03 Start of meeting
- Review meeting minutes from 2014
 - Never contacted Walmart about drainage, no longer a problem
- 10:09 Financials
 - Covered expenses
- 10:25 Delinquent Accounts
 - One delinquent, paid \$785 as of 5/20/16
- 10:28 Market Analysis
- 10:28 Insurance
- 10:30 Elections
 - All board members remain in positions
- 10:31 New Business
 - Get estimates for lawn service, including scrubs and clearing pond
 - Get more specific estimates for trim painting and power washing
 - Have someone go walk with company to determine what all will be done and make sure all needed repairs will be taken care of.
 - HOA will vote on this via email
 - This is set to be a summer project. If it has not been handled by September then the board will reconvene.
 - \$10 HOA due increase starting September 1
 - Letter to be sent to residents to notify of increase
- 11:17 Meeting Adjourn

Cash Flow (Cash)
Villas of Westwood - (villas)
January 2016 - December 2016

Prepared For:
Villa's of Westwood
c/o BVP Management
404 D University Dr. East
College Station, TX 77840

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
RENT INCOME				
Late Fees\NSF Rent	280.00	0.86	280.00	0.86
Homeowners Association Dues	32,455.00	99.14	32,455.00	99.14
NET RENT INCOME	280.00	0.86	280.00	0.86
TOTAL INCOME	32,735.00	100.00	32,735.00	100.00
EXPENSES				
Fence Repair	362.40	1.11	362.40	1.11
General Maintenance	898.88	2.75	898.88	2.75
Insurance	9,191.09	28.08	9,191.09	28.08
Transfer to Reserve Acct	5,640.00	17.23	5,640.00	17.23
Legal Fees (HOA)	1,008.74	3.08	1,008.74	3.08
Lawn/Property Maintenance	16,119.33	49.24	16,119.33	49.24
Maint. Mgmt. Fee	4,800.00	14.66	4,800.00	14.66
Office Expenses	9.30	0.03	9.30	0.03
Pest Control	1,114.98	3.41	1,114.98	3.41
Plumbing Expense	657.25	2.01	657.25	2.01
Professional Fees	320.00	0.98	320.00	0.98
Roofing Expense	310.00	0.95	310.00	0.95
Trash Pick-up	81.19	0.25	81.19	0.25
Utilities	2,193.97	6.70	2,193.97	6.70
TOTAL DIRECT EXPENSES	42,707.13	130.46	42,707.13	130.46
TOTAL EXPENSES	42,707.13	130.46	42,707.13	130.46
NET INCOME	-9,972.13	-30.46	-9,972.13	-30.46
ADJUSTMENTS				
Prepaid Rent	60.00		60.00	
TOTAL ADJUSTMENTS	60.00		60.00	
CASH FLOW	-9,912.13		-9,912.13	
Beginning Cash	29,579.36			
Ending Balance	19,807.23			

Expense Distribution
villas - Villas of Westwood
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6430 Fence Repair										
218480	1947	03/02/16	villas	tlcmaint	2200	362.40		109222	03/04/16	REPAIRED FENCE
						362.40	0.00			
6455 General Maintenance										
218079	1264	12/18/15	villas	tfry	2200	121.24		109042	01/06/16	REATTACHED RIDGE VENT
218428	1928	02/10/16	villas	tlcmaint	2200	307.50		109164	02/12/16	Sign light, LED fixture
218982	770	05/04/16	villas	tfry	2200	68.66		109425	05/05/16	1840 CAULK / SILICONE
218988	708	05/04/16	villas	tfry	2200	95.82		109425	05/05/16	1836 - ATTACH LOOSE TRIM
219407	000001	06/30/16	villas	dirt	2200	67.33		109604	06/30/16	repair broken trim and fill hole
220422	1057	10/05/16	villas	tlcmaint	2200	157.50		109973	10/06/16	Repaired lights that were on
220577	1250	11/04/16	villas	tfry	2200	80.83		110063	11/04/16	1840 - silicone around 3
						898.88	0.00			
6470 Insurance										
218088	THX-43005	12/30/15	villas	ipfs	2200	824.49		109034	01/06/16	ISNURANCE PAYMENT 5
218397	TXH-43005	02/01/16	villas	ipfs	2200	824.49		109138	02/08/16	Insurance
218591	txh-430059	03/04/16	villas	ipfs	2200	824.49		109234	03/08/16	INSURANCE
218780	TXH-43005	03/30/16	villas	ipfs	2200	824.49		109319	04/06/16	Villas at Westwood
219109	TXH-43005	05/04/16	villas	ipfs	2200	824.49		475	05/04/16	Insurance
219380	fid8001350	06/21/16	villas	rli	2200	186.00		109590	06/22/16	bond
219863	01	08/16/16	villas	sig	2200	1,684.60		109786	08/17/16	renewal
220027	TXH-55516	09/01/16	villas	ipfs	2200	799.51		109839	09/06/16	
220370	txh-555165	10/01/16	villas	ipfs	2200	799.51		109974	10/06/16	
220666	TXH-55516	11/09/16	villas	ipfs	2200	799.51		110078	11/09/16	Insurance
220890	txh-555165	12/12/16	villas	ipfs	2200	799.51		110180	12/12/16	insurance
						9,191.09	0.00			
6471 Transfer to Reserve Acct										
218611	Villa reserv	03/10/16	villas	first	2200	3,240.00		109240	03/10/16	Open reserve acct at Prosperity
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109291	04/04/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109301	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109346	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109346	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109346	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109349	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109301	04/04/16	Monthly reserve account
219213	notes-2192	06/01/16	villas	villas	2200	300.00		109523	06/01/16	Transferred to Reserve account
219532	notes-2195	07/01/16	villas	villas	2200	300.00		109617	07/05/16	Transferred to Reserve account
219691	notes-2196	08/01/16	villas	villas	2200	300.00		109721	08/01/16	Transferred to Reserve account
219958	notes-2199	09/01/16	villas	villas	2200	300.00		109827	09/02/16	Transferred to Reserve account
220277	notes-2202	10/01/16	villas	villas	2200	300.00		109944	10/03/16	Transferred to Reserve account
220552	notes-2205	11/01/16	villas	villas	2200	300.00		110039	11/01/16	Transferred to Reserve account
220804	notes-2208	12/01/16	villas	villas	2200	300.00		110135	12/02/16	Transferred to Reserve account
						5,340.00	0.00			
6473 Legal Fees (HOA)										
218965	11684	04/25/16	villas	peterso	2200	300.00		109420	05/05/16	Legal fees to collect HOA dues
219865	11917	08/16/16	villas	peterso	2200	389.50		109789	08/17/16	kelly brown
219867	11931	08/16/16	villas	peterso	2200	319.24		109789	08/17/16	nerod
						1,008.74	0.00			
6475 Lawn/Property Maintenance										
218096	363	01/06/16	villas	mowmast	2200	866.00		109037	01/06/16	DECEMBER LAWN
218292	373	01/28/16	villas	mowmast	2200	866.00		109130	02/08/16	Monthly Mowing Villas
218493	382	03/02/16	villas	mowmast	2200	866.00		109216	03/04/16	FEB LAWN MAINT.
218722	412	03/31/16	villas	mowmast	2200	866.00		109322	04/06/16	Villa's monthly lawn
219009	432	05/04/16	villas	mowmast	2200	866.00		109417	05/05/16	MONTHLY LAWN MAINTANCE
219019	TXH-43005	05/04/16	villas	ipfs	2200	824.49		109430	05/05/16	INSURANCE
219066	12572	05/04/16	villas	oneal	2200	1,648.73		109444	05/10/16	Villas, cleaned out grass,
219108	TXH-43005	05/04/16	villas	ipfs	2200	-824.49		474	05/04/16	Reverse invoice, coded wrong
219121	51316G	04/06/16	villas	aggieter	2200	324.75		109467	05/17/16	lawn treatment- weed control,
219242	468	06/01/16	villas	mowmast	2200	1,299.00		109547	06/06/16	LAWN MAINT - MAY
219307	12609	06/06/16	villas	oneal	2200	460.07		109557	06/06/16	CLEANED OUR VINES AND
219428	499	07/01/16	villas	mowmast	2200	1,299.00		109630	07/05/16	MONTHLY LAWN CARE
219456	22851	07/05/16	villas	horizon	2200	159.94		109627	07/05/16	REPAIR IRRIGATION SYSTEM
219659	1030	07/25/16	villas	dirt	2200	102.84		109711	07/28/16	TRIM BACK TREE AND

Expense Distribution
villas - Villas of Westwood
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219718	529	08/02/16	villas	mowmast	2200	1,299.00		109737	08/03/16	monthly lawn maintance
219751	51316g	08/02/16	villas	aggieter	2200	324.75		109727	08/03/16	lawn treatment
220005	556	09/06/16	villas	mowmast	2200	1,299.00		109837	09/06/16	
220429	61893	10/01/16	villas	lusa	2200	1,082.50		109966	10/06/16	September lawn maintenance
220439	100716G	10/06/16	villas	aggieter	2200	324.75		109980	10/07/16	lawn treatment - weed control,
220603	62517	11/04/16	villas	landscap	2200	1,082.50		110056	11/04/16	MONTHLY MAINT
220765	63170	12/02/16	villas	landscap	2200	1,082.50		110147	12/05/16	monthly lawn service
						16,119.33	0.00			
6530 Maint. Mgmt. Fee										
218044	notes-2180	01/01/16	villas	office		400.00		109021	01/04/16	Villas of Westwood
218276	notes-2182	02/01/16	villas	office		400.00		109108	02/02/16	Villas of Westwood
218532	notes-2185	03/01/16	villas	office		400.00		109191	03/02/16	Villas of Westwood
218693	notes-2186	04/01/16	villas	office		400.00		109294	04/04/16	Villas of Westwood
218894	notes-2188	05/01/16	villas	bvinc	2200	400.00		109380	05/02/16	Villas of Westwood
219199	notes-2191	06/01/16	villas	office	2200	400.00		109517	06/01/16	Villas of Westwood
219518	notes-2195	07/01/16	villas	office	2200	400.00		109611	07/05/16	Villas of Westwood
219677	notes-2196	08/01/16	villas	office	2200	400.00		109715	08/01/16	Villas of Westwood
219944	notes-2199	09/01/16	villas	office	2200	400.00		109822	09/02/16	Villas of Westwood
220233	notes-2202	10/01/16	villas	office	2200	400.00		109935	10/03/16	Villas of Westwood
220538	notes-2205	11/01/16	villas	office	2200	400.00		110030	11/01/16	Villas of Westwood
220790	notes-2207	12/01/16	villas	office	2200	400.00		110126	12/02/16	Villas of Westwood
						4,800.00	0.00			
6665 Office Expenses										
219114	1008	05/09/16	villas	bvinc	2200	9.30		109462	05/17/16	Proxie letters to owners
						9.30	0.00			
6695 Pest Control										
218104	14410	12/24/15	villas	lonestar	2200	86.60		109035	01/06/16	MONTHLY PEST CONTROL
218303	14540	01/31/16	villas	lonestar	2200	86.60		109128	02/08/16	Monthly exterior pest control
218523	1498	03/02/16	villas	lonestar	2200	86.60		109214	03/04/16	montly pest control
218744	1498	04/04/16	villas	lonestar	2200	86.60		109320	04/06/16	MONTHLY PEST CONTROL
218996	14913	05/04/16	villas	lonestar	2200	86.60		109415	05/05/16	MONTHLY PEST CONTROL
219237	1498	06/01/16	villas	lonestar	2200	86.60		109546	06/06/16	MONTHLY PEST CONTROL
219433	1498	07/01/16	villas	lonestar	2200	86.60		109638	07/05/16	MONTHLY PEST CONTROL
219713	1498	08/02/16	villas	lonestar	2200	86.60		109735	08/03/16	monthly pest control
220010	1498	09/01/16	villas	lonestar	2200	86.60		109840	09/06/16	MONTHLY
220389	1498	10/01/16	villas	lonestar	2200	86.60		109965	10/06/16	
220599	1498	11/04/16	villas	lonestar	2200	86.60		110057	11/04/16	MONTHLY EXTERIOR
220771	1498	12/02/16	villas	lonestar	2200	162.38		110148	12/05/16	monthly pest control - rats
						1,114.98	0.00			
6700 Plumbing Expense										
218519	15472	03/02/16	villas	holman1	2200	232.25		109211	03/04/16	LEAK AT METER-1820
220022	903-1824	09/01/16	villas	jbplumb	2200	425.00		109845	09/06/16	1824 - REPAIRED CRACKED
						657.25	0.00			
6705 Professional Fees										
219357	186525	06/15/16	villas	thomp	2200	320.00		109581	06/15/16	2015 Tax Preparation
						320.00	0.00			
6750 Roofing Expense										
218098	0112520153	11/25/15	villas	santini	2200	85.00		109041	01/06/16	LEAK OVER FRONT DOOR -
218226	01152016	01/21/16	villas	santini	2200	65.00		109086	01/22/16	roof repair1800
218496	022920161	03/02/16	villas	santini	2200	85.00		109220	03/04/16	RESET RIDGE VENTS - 1864
220727	111620162	11/22/16	villas	santini	2200	75.00		110107	11/22/16	1840 leak on loose ridge vents
						310.00	0.00			
6776 Trash Pick-up										
219795	12700	08/04/16	villas	oneal	2200	81.19		109746	08/04/16	TRASH HAUL OFF
						81.19	0.00			
6810 Utilities										
218189	2005833	01/08/16	villas	btu	2200	38.88		109068	01/18/16	Villa's utilities
218435	2005833	02/18/16	villas	btu	2200	40.12		109167	02/18/16	2041 westwood main

Expense Distribution
villas - Villas of Westwood
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
218837	2005833	04/11/16	villas	btu	2200	39.61		109352	04/12/16	2041 westwood main
218859	2005833	04/07/16	villas	btu	2200	163.38		109361	04/18/16	Utilities
219135	2005833	05/24/16	villas	btu	2200	440.91		109511	05/27/16	ELETRCI AND WATER 2041
219385	2005833	06/21/16	villas	btu	2200	88.30		109585	06/22/16	ELECTRIC
219618	2005833	07/15/16	villas	btu	2200	163.51		109688	07/25/16	2041
219881	2005833	08/15/16	villas	btu	2200	531.22		109792	08/23/16	WATER
220176	2005833	09/15/16	villas	btu	2200	312.73		109916	09/26/16	
220177	2319661	09/21/16	villas	btu	2200	131.98		109916	09/26/16	
220477	2005833	10/19/16	villas	btu	2200	243.33		109996	10/20/16	2041 WESTWOOD MAIN
						2,193.97	0.00			
						42,407.13	0.00			

Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2017 to 07/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	19,115.00	100.00	19,115.00	100.00
Total Operating Income	19,115.00	100.00	19,115.00	100.00
Expense				
Fence Repair	400.00	2.09	400.00	2.09
General Maintenance	8,836.88	46.23	8,836.88	46.23
Insurance	4,183.55	21.89	4,183.55	21.89
Transfer to Reserves	2,100.00	10.99	2,100.00	10.99
Legal Fees	669.00	3.50	669.00	3.50
Lawn/Property Maintenance	8,329.57	43.58	8,329.57	43.58
Management Fee	2,800.00	14.65	2,800.00	14.65
Office Expenses	18.04	0.09	18.04	0.09
Pest Control	930.95	4.87	930.95	4.87
Utilities	363.76	1.90	363.76	1.90
Total Operating Expense	28,631.75	149.79	28,631.75	149.79
NOI - Net Operating Income	-9,516.75	-49.79	-9,516.75	-49.79
Total Income	19,115.00	100.00	19,115.00	100.00
Total Expense	28,631.75	149.79	28,631.75	149.79
Net Income	-9,516.75	-49.79	-9,516.75	-49.79
Other Items				
Prepayments	2,490.00		2,490.00	
Net Other Items	2,490.00		2,490.00	
Cash Flow	-7,026.75		-7,026.75	
Beginning Cash	19,372.23		19,372.23	
Beginning Cash + Cash Flow	12,345.48		12,345.48	
Actual Ending Cash	12,345.48		12,345.48	

Expense Distribution Report

Property: Villas of Westwood HOA - 1800-1872 W Villa Maria College Station, TX 77807

Payee: All

Bill Date Range: 01/01/2017 - 07/31/2017

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6430 - Fence Repair											
1198	02/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	TLC Maintenance Services		400.00	0.00	110336	02/06/2017	1804 repair fence
6455 - General Maintenance											
673	05/04/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Cross Services		5,650.00	0.00	120032	05/05/2017	repair and replace trim and paint
5023	05/22/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Intersteam		2,976.88	0.00	120093	05/24/2017	Powerwashing white rocks on each building
1088	06/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Robert Walker		30.00	0.00	120182, 120182, 120186	06/07/2017, 06/07/2017, 06/07/2017	Met with Sam Brown on construction issues
19423	07/03/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Holman's Quality Plumbing		180.00	0.00	120264	07/06/2017	Replaced cracked pvc 1860 Villas
6470 - Insurance							8,836.88	0.00			
1kh-555165	01/04/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	IPFS Corporation		799.51	0.00	110224	01/05/2017	insurance
TXH-555165	02/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	IPFS Corporation		799.51	0.00	110340	02/06/2017	Insurance
TXH-555165	03/09/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	IPFS Corporation		799.51	0.00	110462	03/09/2017	INSURANCE
1kh-555165	04/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	IPFS Corporation		799.51	0.00	110565	04/07/2017	insurance
TXH-555165	05/08/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	IPFS Corporation		799.51	0.00	120054	05/09/2017	Insurance

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
FID8001350	07/03/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	RLI Surety		186.00	0.00	120271	07/06/2017	Villas Fidelity Bond
							4,183.55	0.00			
6471 - Transfer to Reserves											
	01/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	110251	01/06/2017	January 2017 - Transfer to Reserves
	02/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	110307	02/02/2017	February 2017 - Transfer to Reserves
	03/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	110421	03/02/2017	March 2017 - Transfer to Reserves
	04/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	110528	04/05/2017	April 2017 - Transfer to Reserves
	05/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	120009	05/02/2017	May 2017 - Transfer to Reserves
	06/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	120119	06/01/2017	June 2017 - Transfer to Reserves
	07/01/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Villa's of Westwood		300.00	0.00	120254	07/05/2017	July 2017 - Transfer to Reserves
							2,100.00	0.00			
6473 - Legal Fees											
13856	04/13/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	The Rife Law Firm		200.00	0.00	110582	04/13/2017	K Brown demand letters
13869	05/19/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	The Rife Law Firm		200.00	0.00	120075	05/19/2017	K Brown demand letters
13928	06/23/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	The Rife Law Firm		269.00	0.00	120218	06/23/2017	Excution of Len
							669.00	0.00			

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6475 - Lawn/Property Maintenance											
63682	01/05/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	110227	01/05/2017	monthly lawn care
64113	01/31/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	110329	02/06/2017	monthly lawn care - Feb.
64568	03/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	110438	03/06/2017	monthly lawn maintenance
65066	04/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	110556	04/07/2017	monthly lawn maint
65712	05/04/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	120036	05/05/2017	monthly lawn maint
51517g	05/22/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	AggieIeland Maria College Pest Control		324.75	0.00	120082	05/24/2017	
66384	06/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	120177	06/07/2017	Monthly lawn maintenance
67129	07/03/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		1,082.50	0.00	120268	07/06/2017	Monthly lawn maintenance
66798	07/12/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	LUSA Austin LLC		427.32	0.00	120291	07/12/2017	Repair irrigation issues throughout the complex
6540 - Management Fee							8,329.57	0.00			
	01/04/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.		400.00	0.00	110211	01/04/2017	Management Fee for 01/2017
	02/02/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.		400.00	0.00	110308	02/02/2017	Management Fee for 02/2017
	03/02/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.		400.00	0.00	110422	03/02/2017	Management Fee for 03/2017

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	04/05/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.	2200	400.00	0.00	110533	04/05/2017	Management Fee for 04/2017
	05/02/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.	2200	400.00	0.00	120014	05/02/2017	Management Fee for 05/2017
	06/07/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.	2200	400.00	0.00	120189	06/07/2017	Management Fee for 06/2017
	07/05/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	BVP Management, Inc.	2200	400.00	0.00	120238	07/05/2017	Management Fee for 07/2017
							2,800.00	0.00			
6665 - Office Expenses											
9153773344	05/05/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	HD Supply Facilities Maintenance	2200	18.04	0.00	120022	05/05/2017	Parking Warring Tag Books
6695 - Pest Control											
16068	01/05/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	110225	01/05/2017	1804-1824 MONTHLY PEST CONTROL
1498	02/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	110327	02/06/2017	monthly exterior pest control
1498	03/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	110437	03/06/2017	monthly exterior pest control
314179	03/17/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Aggletand Termite and Pest Control	2200	324.75	0.00	110477	03/20/2017	lawn treatment
1498	04/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	110553	04/07/2017	monthly pest control
1498	05/04/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	120034	05/05/2017	Monthly Pest Control
16693	06/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	120174	06/07/2017	Monthly Pest Control Service

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
16835	07/03/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Joe Loudat DBA/	2200	86.60	0.00	120267	07/06/2017	Villas of Westwood Monthly Pest Control
6810 - Utilities											
2005833	01/10/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	81.16	0.00	110260	01/10/2017	Villas of Westwood
2005833	01/20/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	122.86	0.00	110316	02/06/2017	2041 Westwood main
2005833	02/13/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	41.70	0.00	110367	02/13/2017	Villas of Westwood
2005833	06/06/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	37.27	0.00	120165	06/07/2017	Villas of Westwood utilities
2005833	07/03/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	41.38	0.00	120232	07/03/2017	Utilities
2005833	07/22/2017	Villas of Westwood HOA		1800-1872 W Villa Maria College Station, TX 77807	Bryan Texas Utilities	2200	39.39	0.00	120300	07/24/2017	2041 westwood
Total							28,631.75	0.00			

Homeowner Delinquency

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

Amount Owed In Account: All

Balance: Greater than 290.00

Unit	Name	Tags	Phone Numbers	Amount Receivable	0-30	30+	Last Payment	Payment Amount	Late Count
1828	[REDACTED]		[REDACTED]	3,545.43	180.00	3,365.43	03/24/2017	500.00	2
Total				3,545.43	180.00	3,365.43		500.00	2

Villas of Westwood HOA - 1800-1872 W Villa Maria College Station, TX 77807



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

7/31/2017

7724 1 AV 0.373

Account No

216424358

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

HOA RESERVE ACCOUNT

Page 1 of 4

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



STATEMENT SUMMARY

TX Small Business Check Account No 216424358

07/01/2017	Beginning Balance			\$7,430.00
	1 Deposits/Other Credits		+	\$300.00
	0 Checks/Other Debits		-	\$0.00
07/31/2017	Ending Balance	31	Days in Statement Period	\$7,730.00
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
07/21/2017	Deposit	\$300.00

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
07-01	\$7,430.00	07-21	\$7,730.00

MEMBER FDIC



NYSE Symbol "PB"

0000

102401 : 00772401



Villas At Westwood HOA

2017 Budget

	2016 Budget	2016 Actual	2017 Budget
HOA Dues & Fees	32,400.00	32,795.00	34,800.00
 EXPENSES:			
Capital Improvements / Construc	0.00	0.00	8,626.88
Electrical Repairs	0.00	0.00	0.00
General Maintenance	800.00	980.07	800.00
Insurance	9,750.00	9,191.09 *	8,900.00
Legal / Professional fees	300.00	1,328.74	1,000.00
Lawn/Property Maintenance	12,250.00	16,119.33 *	14,000.00
Maint. Mgmt. Fee	4,800.00	4,800.00 *	4,800.00
Office Supplies	50.00	9.30	50.00
Pest Control	1,039.20	1,114.98	1,100.00
Plumbing Expense	400.00	657.25	500.00
Roofing Expense	500.00	310.00	400.00
Fence Repair	500.00	362.40	500.00
Utilities	3,000.00	2,193.97 *	2,200.00
Reserve Account	3,240.00	5,640.00 *	3,480.00
Total Expenses:	36,629.20	42,707.13	46,356.88
Total Cash Increase	-4,229.20	-9,912.13	-11,556.88

Cash On Hand December 2016

19,807.23

2017 Budget 33,380.00 / 20 units / 12 months 139.08

2016 Actual 42,707.13 / 20 units / 12 months 177.95



CMA Pro Report

These pages give a general overview of the selected properties.

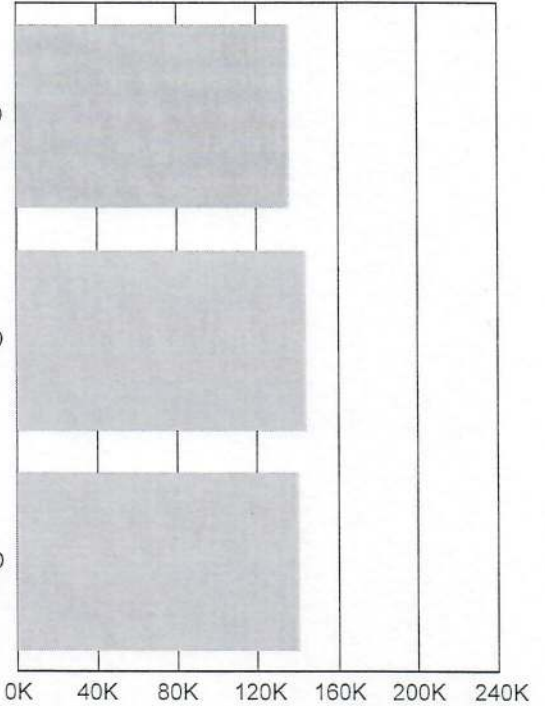
Sold Properties

Total # of Listings	3
Lowest Price	\$136,000
Highest Price	\$144,500
Average Price	\$140,167
Avg. Price/SqFt	\$99.57
Avg DOM	37

1804 W Villa Maria RD

1864 W Villa Maria RD

1868 W Villa Maria RD



0K 40K 80K 120K 160K 200K 240K

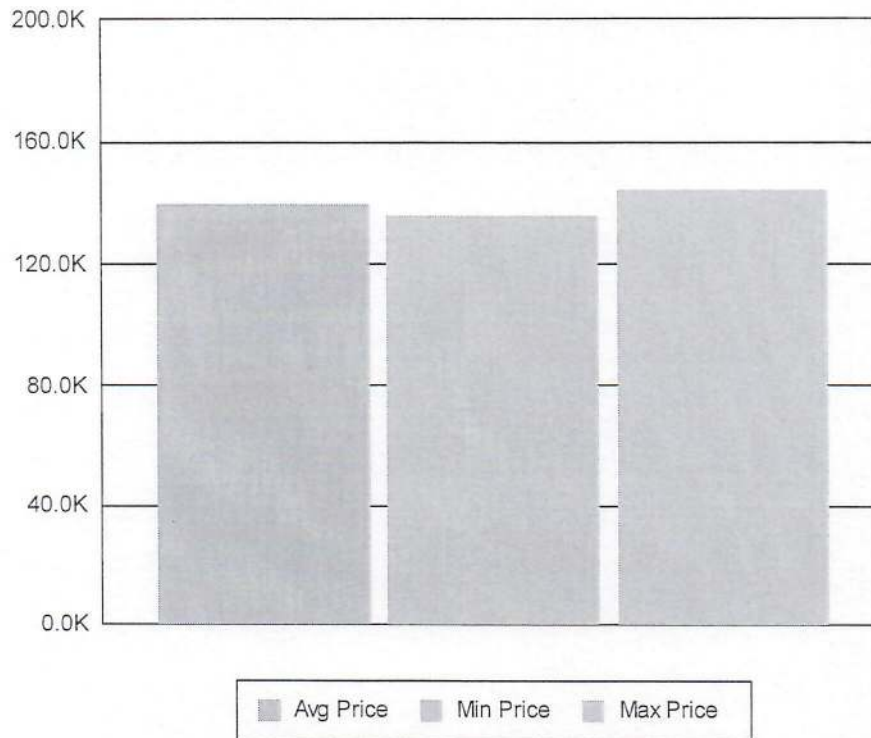




CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$136,000	\$144,500	\$140,167	\$99.57
Totals / Averages	\$136,000	\$144,500	\$140,167	\$99.57

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
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Total Averages

Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date	DOM
Sold								
S	1804 W Villa Maria Road	3	2	1,379	\$136,500			59
S	1868 W Villa Maria Road	3	2	1,469	\$140,000			18
S	1864 W Villa Maria Road	3	2	1,379	\$140,000			35





Service
Insurance
Group
Inc.

Service Insurance Group Agency

3840 Corporate Center Drive
P.O. Box 5753
Bryan, TX 77805-5753
979.774.3900 · Fax 979.774.3955
www.sigbes.com

August 16th, 2017

Villas At Westwood Owners Association
C/O Century 21 Beal
903 Texas Ave S
College Station TX 77840

Dear Terry,

We are pleased to offer the following proposal for Villas At Westwood Owners Association's Package coverage that is set to expire 08/19/17:

PACKAGE – Philadelphia Indemnity (A++ Superior A.M. Best Rating – Admitted)

General Aggregate Liability Limit	\$2,000,000
Products & Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence Liability Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Damage To Premises Rented To You Limit	\$1,000,000 Per Deluxe Form
Medical Expense Limit	\$5,000
BI/PD Deductible	\$0
Blanket AI – Condo Unit Owners, Managers or Lessors	Included Per Deluxe Form
1800-1872 W Villa Maria – Condo Units	20 Units Rating Basis
Building Limit (OA Only – NO Studs-In)	\$1,760,007 RCV – 90% Coins.
Equipment Breakdown – Property Damage	\$1,760,007 RCV – 90% Coins.
Business Income w/ EE (Maintenance Fees & Assessments)	\$100,000 ALS Per Elite Form
Property Deductibles	\$5K AOP – \$5K Wind/Hail
Total Premium	\$8,251
Terrorism – Excluded	Available for \$226 additional premium

COMMERCIAL GENERAL LIABILITY ENDORSEMENTS & FORMS

Gen Liab Dec	1004	Commercial General Liability Coverage Part Declaration
Gen Liab Schedule	0100	General Liability Schedule
CG0001	1207	Commercial General Liability Coverage Form
CG0068	0509	Recording and Distribution of Material or Information
CG0103	0606	Texas Changes
CG0136	1008	Texas Changes-Your Right to Claim and Occurrence Info
CG2004	1185	Addl Ins - Condominium Unit Owners
CG2144	0798	Limitation of Cov to Designated Premises or Project
CG2167	1204	Fungi or Bacteria Exclusion
CG2170	0115	Cap On Losses From Certified Acts Of Terrorism



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CG2637	0695	Texas Changes - Condominiums
CG2639	1207	Texas Changes - Employment-Related Practices Exclusion
CG3208	1204	Texas Changes-Binding Arbitration
PI-CO-5	0403	Exclusion - Subsidence
PI-CO-6-TX	0307	General Liability Deluxe Endt: Condominium Association
PI-CO-TXDIS	0403	Texas Disclosure Notice

COMMERCIAL PROPERTY ENDORSEMENTS & FORMS

Form	Edition	Description
Recurring Payment Flyer	1212	Recurring Payment Flyer
CSNotice-1	1014	Making Things Easier
BJP-190-1	1298	Commercial Lines Policy Jacket
PI-Notice TX	0113	Important Notice
PP2015	0615	Privacy Policy Notice
CPD-PIIC	0614	Common Policy Declarations
Location Schedule	0100	Location Schedule
PI-BELL-1 TX	1109	Bell Endorsement
PI-CME-1	1009	Crisis Management Enhancement Endorsement
IL0017	1198	Common Policy Conditions
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement
IL0168	0312	Texas Changes - Duties
IL0275	0907	Texas Changes - Cancellation and Nonrenewal
PI-LCN-TX	0812	Texas Policyholder Notice
PI-ULTD-002	1198	Property Coverage Part Declarations
PI-ULTD-005	0513	Additional Coverage Summary Declarations
PI-ULTD-006	1198	UltimateCover Program Blanket Limits
CP0090	0788	Commercial Property Conditions
PI-ULT-007	1198	Property Coverage Form
PI-ULT-008	1198	Causes of Loss Form
PI-ULT-009	1198	Crime Coverage Form
PI-ULT-023	0701	Boiler and Machinery Endorsement
Form	Edition	Description
PI-ULT-030	0615	Condominium Association Coverage Endorsement
PI-ULT-043	0101	Texas Changes
PI-ULT-044	0101	Texas Changes - Condominium Additional Provisions
PI-ULT-072	1010	Limitations On Fungus,Wet Rot, Dry Rot And Bacteria
PI-ULT-085	0108	Cap On Losses From Certified Acts Of Terrorism
PI-ULT-088	0204	Changes - Electronic Data
PI-ULT-093	1106	Elite Property Enhancement: Condominium Association
PI-ULT-142	0814	Collapse - Exclusion And Additional Coverage Re-Stated



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ULTIMATE COVER – ADDITIONAL PROPERTY COVERAGES & SUBLIMITS

CRIME

For the Additional Coverages and Coverage Extensions shown below, if a Superceding Limit of Insurance is shown, that Superceding Limit is the applicable Limit of Insurance

Coverage	Limit of Ins	Deductible	Superceding Limit	Superceding Deductible	Premium
Money & Securities (inside)	\$ 5,000	\$ 500			
Money & Securities (outside)	\$ 5,000	\$ 500			
Money Order/Counterfeit Currency	\$ 5,000	\$ 500			
Kidnap, Ransom, Extortion	\$ 25,000	None			
Forgery or Alteration					
Computer Fraud					
Employee Dishonesty					

ADDITIONAL POLICY COVERAGES – subject to the Limit of Insurance shown below:

Coverage	Limit of Insurance
Brands and Labels	Included in Policy Limits
Claims Expense	\$ 10,000
Contract Penalty Clause	\$ 25,000
Computer Property	Included in Personal Property Limits
Excavation & Landscaping	\$ 25,000
Fine Arts	\$ 25,000
Fines for False Alarms	\$ 5,000
Fire Department Service Charge	\$ 50,000
Fire, Sprinkler or Burglar Alarm Upgrade	\$ 50,000
Fish in Aquariums	\$ 1,000
Glass	Included in Policy Limits
Guard Dogs	\$ 1,000
Lost Key Replacement	\$ 2,500
Newly Acquired Property	\$ 1,000,000 Blanket Limit Real & Personal
New Construction	\$ 500,000
Ordinance or Law – Undamaged Portion	Included in Building Limit
Ordinance or Law – Demolition	\$ 250,000
Ordinance or Law – Incr. Cost or Construction	\$ 250,000
Personal Effects – Portable Electronic Equip away from premises	\$ 1,000
Personal Effects – Premises	\$ 25,000
Personal Effects – Spouses	\$ 500
Personal Effects – Worldwide	\$ 1,000
Pollutant Cleanup & Removal	\$ 25,000
Precious Metals	\$ 2,500
Signs	Included in Personal Property Limits
Theft Damage to Building	Included in Personal Property Limits
Utility Service – Direct Damage	\$ 10,000
Voluntary Parting	\$ 10,000

For the Additional Coverages and Coverage Extensions shown below, if a Superceding Limit of Insurance is shown, that Superceding Limit is the applicable Limit of Insurance

Coverage	Limit of Insurance	Superceding Limit	Premium
Accounts Receivable	\$ 250,000		
Arson Reward	\$ 25,000		
Computer Virus	\$ 2,500		
Consequential Damage	\$ 25,000		
Debris Removal	\$ 250,000		
Pers Prop at Unspecified Premises	\$ 100,000		
Pers Prop in Transit	\$ 50,000		
Valuable Papers	\$ 250,000		

Terry, we value your business! Should you have any questions, please do not hesitate to contact us. We look forward to your response.

Sincerely,

Bradley Hurt
Vice-President
bradley.hurt@sigbcs.com