

Villas at Westwood



3363 University Dr. Suite 215
Bryan TX 77802
(979)764-2500 www.bealbcs.com

Villas of Westwood Board of Directors Meeting Agenda October 20th @ 5:30pm Beal Properties office & Via Zoom

Call to Order

Review / Approval Meeting Minutes

- Board Meeting June 14th 2022

Financial Report

- Cash flow & Expense – 3rd Quarter

Management Reports

- Delinquency Status
- Violations Report
- Work Orders

Unfinished Business

- Rules & Regs with Fines and Fees Schedule

New Business

Next Meeting

- Next Meetings January 19th, 2023 @ 5:30 pm

Adjourn

3363 University Dr E Ste 215
Bryan Texas 77802
(979)764-2500 www.bealbcs.com

Villas of Westwood Main

Board Meeting

June 14, 2022

Attending: Sheri Papas, Doug Herbst, Tony Meyers, Marrienne Ryan

Meeting Scribe: Donna Morefield

- 6:06 Meeting start
- 6:08 Financials
 - Cash flow for 2021 pages 8-9, ended with \$20,490.67
 - Review expenses for 2021
 - Cash flow for YTD on page 13, ended with \$28,215.90
 - Reserve Account is \$3,488.00
 - Operating expenses per month are roughly \$2,500 without insurance
 - \$186.45 is the most we could increase dues per month, 10% limit
- 6:25 Rules and Regulations
 - Created to make rules easy for tenants to understand
 - Still being worked on, once approved tenants will be notified 45 days before violations will be issued
- 6:31 Comparative Market Analysis
 - 4 – listed and sold
 - Average sold price is \$148,000
- 6:31 Review of Insurance Certificate
- 6:38 New Business
 - Toni is getting bid for entrance sign
- 6:43 Adjourned

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 09/30/2022

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
Operating Income & Expense				
Income				
Late Fees\NSF Rent	70.00	0.23	70.00	0.23
Homeowners Association Dues	30,148.22	99.75	30,148.22	99.75
Certified Mail Charges Recovered	4.28	0.01	4.28	0.01
Total Operating Income	30,222.50	100.00	30,222.50	100.00
Expense				
General Maintenance	299.69	0.99	299.69	0.99
Insurance	1,389.43	4.60	1,389.43	4.60
Transfer to Reserves	3,132.00	10.36	3,132.00	10.36
Lawn/Property Maintenance	8,689.68	28.75	8,689.68	28.75
Management Fee	3,600.00	11.91	3,600.00	11.91
Pest Control	779.40	2.58	779.40	2.58
Plumbing Expense	600.00	1.99	600.00	1.99
Sign Expense	79.60	0.26	79.60	0.26
Utilities	2,371.84	7.85	2,371.84	7.85
Total Operating Expense	20,941.64	69.29	20,941.64	69.29
NOI - Net Operating Income	9,280.86	30.71	9,280.86	30.71
Total Income	30,222.50	100.00	30,222.50	100.00
Total Expense	20,941.64	69.29	20,941.64	69.29
Net Income	9,280.86	30.71	9,280.86	30.71
Other Items				
Prepayments	-289.50		-289.50	
Net Other Items	-289.50		-289.50	
Cash Flow	8,991.36		8,991.36	
Beginning Cash	20,490.67		20,490.67	
Beginning Cash + Cash Flow	29,482.03		29,482.03	
Actual Ending Cash	29,482.03		29,482.03	

Expense Distribution

Exported On: 10/20/2022 11:21 AM

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

Payees: All

Bill Date Range: 01/01/2022 to 09/30/2022

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6455 - General Maintenance							
14053	02/08/2022		Sheri Pappas	42.22	125046	02/08/2022	Winterizing material for freeze
13737	04/07/2022		T. Fry Make Ready	60.00	126517	04/07/2022	Fasten sign to building.
13916	07/07/2022	1872*	T. Fry Make Ready	132.47	126708	07/07/2022	#1872 -- Kilz & paint water stains on ceiling
7256	08/12/2022	1832	Ag Town Property Maintenance	65.00	126769	08/12/2022	1832 - Reattached trim on the siding.
				299.69			
6470 - Insurance							
8001350	06/22/2022		RLI Surety	186.00	126684	06/27/2022	Insurance Payment
30959983	09/26/2022		AmTrust North America	1,203.43	126835	09/26/2022	Insurance Payment
				1,389.43			
6471 - Transfer to Reserves							
	01/01/2022		Villa's of Westwood	348.00	124958	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		Villa's of Westwood	348.00	125023	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		Villa's of Westwood	348.00	125075	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022		Villa's of Westwood	348.00	126512	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022		Villa's of Westwood	348.00	126562	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022		Villa's of Westwood	348.00	126631	06/03/2022	June 2022 - Transfer to Reserves
	07/01/2022		Villa's of Westwood	348.00	126702	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Villa's of Westwood	348.00	126755	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022		Villa's of Westwood	348.00	126802	09/01/2022	September 2022 - Transfer to Reserves
				3,132.00			
6475 - Lawn/Property Maintenance							
VW23	01/12/2022		Lawn Stars	811.88	124980	01/12/2022	Monthly Lawn Maintenance
VW24	02/08/2022		Lawn Stars	811.88	125042	02/08/2022	Monthly Lawn Maintenance
VW25	03/07/2022		Lawn Stars	941.78	125091	03/07/2022	Monthly Lawn Maintenance
VW26	04/12/2022		Lawn Stars	811.88	126529	04/12/2022	Monthly Lawn Maintenance
VW27	05/18/2022		Lawn Stars	811.88	126605	05/18/2022	Monthly Lawn Maintenance
VW28	06/09/2022		Lawn Stars	1,353.13	126650	06/10/2022	Monthly Lawn Maintenance
VW29	07/22/2022		Lawn Stars	811.88	126730	07/22/2022	Monthly Lawn Maintenance
4431	08/08/2022		Lopez Boyz	100.00	126764	08/08/2022	Changed irrigation clock schedule for complex
VW30	08/12/2022		Lawn Stars	811.87	126773	08/12/2022	lawn maintenance
VW30	08/12/2022		Lawn Stars	611.62	126773	08/12/2022	sprinkler repair
VW31	09/08/2022		Lawn Stars	811.88	126825	09/12/2022	Monthly Lawn Maintenance
				8,689.68			
6540 - Management Fee							
	01/12/2022		Beal Properties	400.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022		Beal Properties	400.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022		Beal Properties	400.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022		Beal Properties	400.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022		Beal Properties	400.00	126585	05/09/2022	Management Fee for 05/2022
	06/06/2022		Beal Properties	400.00	126636	06/06/2022	Management Fee for 06/2022
	07/11/2022		Beal Properties	400.00	126711	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	400.00	126763	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	400.00	126809	09/07/2022	Management Fee for 09/2022
				3,600.00			
6695 - Pest Control							
24666	01/07/2022		Joe Loudat DBA/	86.60	124964	01/07/2022	Monthly Pest Control
24811	02/08/2022		Joe Loudat DBA/	86.60	125041	02/08/2022	Monthly Pest Control
24949	03/07/2022		Joe Loudat DBA/	86.60	125090	03/07/2022	Monthly Pest Control
25085	04/12/2022		Joe Loudat DBA/	86.60	126528	04/12/2022	Monthly Pest Control
25228	05/05/2022		Joe Loudat DBA/	86.60	126569	05/05/2022	Monthly Pest Control
25374	06/09/2022		Joe Loudat DBA/	86.60	126649	06/10/2022	Monthly Pest Control
25536	07/07/2022		Joe Loudat DBA/	86.60	126706	07/07/2022	Monthly Pest Control
25682	08/12/2022		Joe Loudat DBA/	86.60	126772	08/12/2022	Monthly Pest Control
25857	09/08/2022		Joe Loudat DBA/	86.60	126824	09/12/2022	Monthly Pest Control
				779.40			

6700 - Plumbing Expense							
4484	05/05/2022		Twin City Plumbing LLC	380.00	126573	05/05/2022	Repaired water leak in a 1" main water line
4693	08/12/2022	1832	Twin City Plumbing LLC	220.00	126778	08/12/2022	Repair 1/2 " water line from sprinkler system.
				600.00			
6753 - Sign Expense							
465-60624	05/26/2022		Sheri Pappas	79.60	126611	05/26/2022	Reimbursement for Bulk Trash Sign
6810 - Utilities							
2005833	01/24/2022		Bryan Texas Utilities	44.22	124994	01/24/2022	utilities - electric - water
2005833	02/16/2022		Bryan Texas Utilities	44.30	125057	02/16/2022	utilities - water -electrical
2005833	03/25/2022		Bryan Texas Utilities	44.49	125116	03/25/2022	utilities - electrical - water
2005833	04/22/2022		Bryan Texas Utilities	44.30	126543	04/22/2022	utilities - electrical - water
2005833	05/18/2022		Bryan Texas Utilities	209.11	126599	05/18/2022	utilities - electrical - water
2005833	06/22/2022		Bryan Texas Utilities	421.40	126678	06/27/2022	Electric, Water
2005833	07/30/2022		Bryan Texas Utilities	484.50	126737	07/31/2022	Utilities - Electric - Water
2005833	08/18/2022		Bryan Texas Utilities	1,079.52	126788	08/19/2022	utilities - water -electrical
				2,371.84			
Total				20,941.64			



Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2022

2552 1 AV 0.455

Account No

****4358

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

HOA RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

Page 1 of 5



STATEMENT SUMMARY

TX Small Business Check Account No ****4358

09/01/2022	Beginning Balance		\$4,522.00
	1 Deposits/Other Credits	+	\$348.00
	0 Checks/Other Debits	-	\$0.00
09/30/2022	Ending Balance	30 Days in Statement Period	\$4,870.00
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/06/2022	Deposit	\$348.00

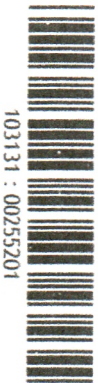
TOTAL OVERDRAFT FEES

	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	\$4,522.00	09-06	\$4,870.00

0000



103131 : 00255201





3363 University Drive East Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

October 20, 2022

Villas Of Westwood Management Report

Delinquency Status: At the end of September the total outstanding dues owed to the HOA were \$6.78. One account owes a Certified Letter Fee, and the other account has been making a payment of \$167.00 every month instead of \$167.50 which brought their past due balance to \$2.50.

Violation Report: As of today, there are currently no outstanding violations to report.

Maintenance Report: There are currently no outstanding work orders as of today. However, there is one maintenance issue Beal would like to bring to the attention of the board for discussion.

- Villas Of Westwood Entrance Sign (Beal provided a quote a few months back to spruce up the sign, maybe repaint and put a seal coat on top.)

Villas At Westwood Condominiums
Homeowner Association (HOA)
Rules and Regulations
October 2022

The Villas At Westwood Homeowner's Association ("Association") has adopted the following *Rules and Regulations* and are Dedicatory Instruments of Villas At Westwood Condominium Association, Inc. by Amendment dated _____ to guide and maintain a high standard of ethical oversight in the performance of Association business and to assure maximum living enjoyment, aesthetic beauty, and property values. The Rules and Regulations are automatically a part of each lease, and each owner is responsible for making sure his/her tenants have a copy of the Rules and Regulations and abide by them. Beal Properties is the Management Company for the Villas At Westwood condominium property.

The Rules and Regulations will be enforced. Please remember that the rules apply to all owners, tenants, and guests. If the rules are violated, the owners will be responsible for corrective actions, damages, and fines.

No individual elected to the Association Board shall use their position as a Board member for private or personal gain.

Criminal Activity

While on condominium premises, no person may violate any criminal laws, health codes, or applicable laws. The Association does not provide security for the residents. Owners should lock all vehicles while on condominium premises. There shall be no tampering with water, lighting, sprinklers, or other common elements on the condominium premises.

Flammables

No owner, their tenants, or guests shall use or permit to be brought into or stored in their unit, garage storage unit or anywhere on property of the condos any flammable oils, or fluids such as gasoline, kerosene, naphtha, benzene, other explosives, or articles deemed extra hazardous to life, limb, or property.

Noise and Odors

No owner, tenant, or guest shall produce or permit to be made any noises or noxious odors that will disturb or annoy the occupants of the resident units or permit anything to be done therein which will interfere with the rights, comfort, or convenience of the owners or tenants.

Nuisances

No noxious or offensive activity shall be conducted on the property, which in the judgment of the Association and/or Management Company, might reasonably be considered as giving annoyance to neighbors of ordinary sensibilities or might be reasonably calculated to reduce the desirability of the property as a residential neighborhood. The Board shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance.

Occupancy

Villas At Westwood will follow the City of Bryan Ordinance which establishes standards for the maximum number of unrelated individuals that can reside in a Unit. In general, no more than four (4) unrelated individuals can reside under one roof. The term "related" implies individuals common by blood, marriage,

or adoption. Example: a family of three (3) common by blood share a property with an unrelated roommate. In this situation no more than two (2) unrelated individuals are considered living at the property.

Visual observations or inspections of the property can be performed once a complaint is received. The Board or the Board's representative may make direct contact with the property owner, tenant, or designated representative to inquire about the property. A notice of findings will be issued to all parties of the investigation. If the investigation produces reasonable cause to suspect an over-occupancy violation exists, a reasonable amount of time as determined by the Board in its sole discretion will be given to each party to come into compliance or the owner will face fines.

Pets and Animals:

Only common domesticated animals may reside on the property. No exotic animals, livestock, or poultry of any kind shall be raised, bred, kept, maintained, or harbored within this condominium complex. Unit owner/tenant is legally responsible for their pets and actions of any pets that stay as guests of the property. No Unit owner or tenant may exempt herself or himself from the legal responsibility for any pets that they own, as well as for the actions of any pets that stay as guests on the property.

All pets must be kept inside the owner's unit except when outside on a leash. The Villas At Westwood condominiums owners acknowledge and follow the City of Bryan ordinances regarding pets. However, the Villas At Westwood Association shall have the sole discretion to determine what constitutes a reasonable number of pet(s) per unit primarily based on noise, odors and being a nuisance.

Owners, tenants, and residents must keep their units in a sanitary condition and free from pet's waste, rodents, and pest infestations. If the pet become a nuisance, the Association will request the owner/tenant meet to resolve the nuisance.

If a pet defecates on any condominium property, the unit owner/ tenant and/or guest is responsible and must clean up after the pet immediately. Homeowner's whose property backs up to a common area must remove their pet's waste immediately and not allow it to remain on the common areas at any time.
Violation of this rule will incur an immediate \$50.00 fine.

Unit owners and tenants agree to indemnify, defend and hold harmless the Association and its property manager from and against any and all claims, losses, costs (including reasonable attorney's fees), suits and proceedings arising from any and all acts (including without limitation, biting or other bodily injury, damage to property, including property of any other Unit owner or tenant, guest, invitee or employee, and including any such party's pet) of, or the presence of, Unit owner or tenant pet or any other pet or service animal or other animal brought into the property by Unit owner or tenant in or about the property.

Private Patios

The only property which may be stored temporarily or permanently on private patios are patio or lawn furniture, plants, plant stands, and bicycles. Grills must be stored in the garage not on the patio or porch. No lighter fluid or propane tanks are allowed to be stored inside the unit. Per the City of Bryan ordinance, grills may be used provided they are a minimum of **14 feet AWAY** from the building.
The City of Bryan Fire Marshall and/or Police will issue fines for violating this ordinance.

Satellite Dishes/Receivers

Satellite dishes/receivers are only allowed to be installed on the fascia along the roof line or mounted on a pole close to your unit. Satellite dishes/receivers are **not** to be installed on Roof or Siding. Please contact Beal Properties if you have any questions regarding the installation of satellites.

Storage of Property

Owners are responsible for storing all their property inside their units or in the units outside storage space. This includes but not limited to towels, clothing, mops, brooms, wood, tools, carpeting, boxes, plastic bags, beverages, household furniture, toys, automobile equipment, etc. To ensure the safety of all residents and maintain the appearance of common areas, all items left in common areas will be disposed of within five calendar days of the first report by an owner/tenant/guest to the Association. No items may be stored temporarily or permanently on driveways, sidewalks, or other common areas including grassed common areas.

Trash & Recyclables

Detailed information regarding trash and recyclables can be found at the City of Bryan [Environmental Services](#) website. In addition, please contact the City of Bryan for garbage bin replacement or repair.

All debris, rubbish, trash, and garbage must be securely bagged before placing it into the garbage receptacle and shall be regularly removed from the property and not be allowed to accumulate.

Trash pickup for the Villas At Westwood is Thursday. Place trash bins out (spaced at least 4' apart) on the curb at 7:00 a.m. Thursday morning (or if needed, place at curb Wednesday evening) and return to driveway/garage after trash pickup or by the end of the day on Thursday.

Between weekly scheduled pickups, all garbage bins and landscape waste and other similar material should be stored either in the driveway or in your garage. Seasonal tree and bushes that are too large for landscape waste bags may be stored in the rear of your unit for a maximum of seven calendar days allowing time for the next scheduled pickup.

Brush and Bulky Collection

Brush and bulky collection are provided by the City of Bryan on Thursday mornings. Large items such as furniture, appliances (freon removed if applicable), large tree branches, mattresses, and such may be placed in the brush and bulky collection designated site. **Do not** stack the items up against the adjacent unit, lay the items flat. Contact the City of Bryan for clarification on allowable items. **Do not** put household garbage in the brush and bulky collection site. ***Fines will be imposed for violations.***

Vehicles and Parking

The condominium driveway is designed to accommodate two residential vehicles with additional parking available in the unit's garage. No trailers, boats, recreational vehicles belonging to or under the control of an owner, member of the family, guest, employee, or lessee is allowed unless it can be parked in the garage and not the driveway. Do not block, obstruct, impede, or prevent neighbor vehicles from entering or exiting their own garage or driveway. **NO** double parking in driveway is allowed on the condominium property. Visitors to the condominium property may only park in the driveway of the unit being visited without obstructing another unit owner/tenant from accessing their own garage or driveway. Visitors may consider parking on Westwood Main as that is considered a public street. Violation of this rule may result in the vehicle being towed. All costs associated with the tow will be the responsibility of the vehicle

owner or the individual who violated the parking rule. The unit owner or lessee, at his or her discretion, may place a call and have vehicle towed.

Absolutely **NO** residential parking is allowed in fire lanes. Fines will be imposed for violations. ***VIOLATION OF THIS RULE MAY RESULT IN THE VEHICLE BEING TOWED. APPLICABLE FINES ACCURED WILL BE AT THE OWNER'S EXPENSE.***

Window Coverings

The Association has the right and the responsibility to control the visual attractiveness of the property. To that end: (1) cracked or broken windows must be repaired or replaced within a reasonable time determined by the Board (owner's responsibility); (2) exterior doors that are beyond repair must be replaced (owner's responsibility); (3) exterior doors wherein the paint is faded, cracked, peeling, or appears to be in a general state of disrepair must be painted (owner's responsibility) with an approved color. Contact the Management Company for specific information; (4) aluminum foil or other coverings are not permitted on any exterior windows; however solar screens **are** permitted.

Fines and Charges

The Association will levy fines for violations. A fine will be charged to the owner of the property if the violation has not been corrected. Fines will be assessed in accordance with the information below, noting the unit owner has been given notice of the nature and documentation of the violation.

Assessment of Fines for Violations

The following information outlines the assessment of fines for violations:

- 1st notice of violation – no fine imposed if violation is corrected immediately (i.e., no longer than five (5) calendar days)
- 2nd notice of violation for the same offense not corrected within five (5) calendar days - \$75 dollar fine plus costs for sending documents
- 3rd notice of violation for same offense not corrected within five (5) calendar days - \$150 dollar fine plus costs for sending documents

Continual Violations of the same offense will incur a \$150.00 fine for every 30 days the violation continues.

All Health & Safety Violations will incur an immediate \$50.00 fine then will follow the same schedule listed above.

Violations are given to the owner of the unit and remain on the account for one (1) year from the date of violation.

After the third Notice of Violation for the same offense, the Association reserves the right to use any remedies available under Declaration, By-Laws, and the Texas Property Act.

Should the owner delay in the payment of fines, said owner and fines will be referred to the Association's attorney for further legal action. This will result in the attorneys' fees and collection fees be paid by the Owner.

Late Fee

The Association has established a Late Fee of \$35/per occurrence for any late or delinquent payment of monthly HOA dues

Indemnification

Unit owners and tenants agree to indemnify, defend, and hold harmless the Association and its property manager from and against all claims, losses, damages, costs (including reasonable attorney's fees), suits and proceedings arising from all acts that are in violation of the Declaration of Villas At Westwood Condominium, Bylaws Of Villas At Westwood Condominium Owner's Association Inc. and these Rules and Regulations

Beal Property Online Portal

Online Owner's Portal to pay dues

https://brazoscentury21.appfolio.com/connect/users/sign_in

Property Manager Contact and Maintenance

Beal Properties

ATTN: Villas At Westwood

3363 University Dr Suite 215

Bryan TX 77802

(979) 764-2500

Telephone reporting of maintenance requests or issues will be processed, however written documentation is REQUIRED for any official action or response from the Association. Any exceptions to the Rules and Regulations requests for consideration of waivers, approvals for exterior work, and Association approvals of any other changes must be in writing.

These rules may be added to, amended, or repealed at any time by the Board of Directors of the Association.

These rules are not a complete listing of all obligations of owners, residents, and guests. The Villas At Westwood Condominium Declaration and the Villas At Westwood Homeowners Association Bylaws include additional responsibilities and obligations not enumerated in this document.

Villas At Westwood Homeowners Association Rules and Regulations, Villas At Westwood Bylaws, and the condominium Declaration shall prevail over any conflicting provisions of any lease or any owner's rules.

Beal Properties maintains a website for Villas At Westwood condominiums.

The website contains copies of the most current Rules and Regulations and a link to the owner's portal where you can report maintenance issues and problems in the complex. It also serves as a hub for information on water shut offs, repairs, or other upcoming events at the Villas At Westwood.



From Ace Handyman Services Bryan
College Station
10500 State Highway 30
Suite: 600
College Station, TX 77845
bcs@acehandymanservices.com
+19794645090

Job ID # 71378203
Estimate # 42506
Issue date Oct 20, 2022
Work start date Oct 20, 2022
Job Address 1800 W Villa Maria Rd, Bryan
TX, 77807

Estimate for Persia Burgess
3363 University Dr E
Bryan, TX 77802
persia@bealbcs.com
+19797642500

Item	Quantity	Price	Total
Labor - Craftsman	4.5	\$118.00	\$531.00
Hourly Labor for one Ace Certified Craftsman			
Service Charge	1	\$50.00	\$50.00
Service Charge - covers drive time, cleanup, vehicle expenses, and miscellaneous consumables required for the job			
Materials	1	\$100.00	\$100.00
Material Costs added to final invoice based on actual materials required for the job			
	Subtotal		\$681.00
	Tax		\$0.00
	Total		\$681.00

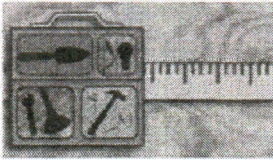
Notes

Power wash and repaint front entrance sign.

Terms

LIMITED WARRANTIES: AUTHORIZED FRANCHISEE OF Ace Handyman Franchising, Inc. AS LISTED ON FRONT (CONTRACTOR) WARRANTS ALL LABOR AND MATERIAL INSTALLATION FOR ONE YEAR FROM DATE OF SERVICE. THERE ARE NO OTHER WARRANTIES BEYOND THOSE DESCRIBED IN THIS DOCUMENT, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS, WHICH ARE HEREBY DISCLAIMED.

... (Continued on next page)



The Clean Up Crew, LLC
(979) 229-4550

P.O. Box 6652
Bryan, Texas
77805-6652
United States

Prepared For
Accounts Payable
Beal Properties
BVP Management, Inc.
903 S. Texas Avenue
College Station, Texas
77840
United States

Estimate Date
05/31/2022

Estimate Number
000852

Reference
91845-1

Description	Rate	Qty	Line Total
Service Address: Villas of Westwood HOA; 1800-1872 W. Villa Maria Rd.; Bryan, TX 77807	\$0.00	1	\$0.00
Paint paint and seal "Villas of Westwood" signage	\$0.00	1	\$0.00
Labor & Materials	\$450.00	1	\$450.00
		Subtotal	450.00
		Tax	0.00
		Estimate Total (USD)	\$450.00

Notes

Estimate requested by Persia Burgess

Terms

Bid valid for 30 days. Total subject to change due to increases in material costs and requested change orders.

Change orders requested after acceptance of bid will incur a 5% administrative fee and will result in additional time to complete project.