

The Villas of Westwood
Homeowners Association, Inc.
2020 Annual Meeting



Saturday February 22nd, 10:00am

Beal Properties Office

**903 S Texas Ave. College Station TX *www.e216eshoa.com * 979-764-2500*

Villas at Westwood

Beal Properties Inc.

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 2020 Annual Meeting to be held at Beal Properties Office, 903 South Texas Ave., College Station, TX. 77840, on Saturday, February 22nd, 2020 at 10am.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm Friday, February 21st, 2020. You can mail the completed proxy (below) to Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, email to hoa@bealbcs.com or fax it to (979) 764-0508.

Agenda

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

2020 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
or (circle one)

Susan Winters Donna Morefield Douglas Herbst Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 Annual Meeting of the Villas at Westwood 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 21st, 2020 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

This proxy must be received by February 21st, 2020

You can mail: Beal Properties, 903 S. Texas Ave., College Station, TX 77840,
Fax: 979-764-0508 or Email: hoa@bealbcs.com

Villas at Westwood

June 22, 2019

Attending: Sherry Pappas, Susan Winters, Douglas Herbst, Cealy Herbst, Toni Meyers and Donna Morefield

- 10:06 Meeting began
- 10:19 Reviewed last meetings minutes
- 10:07 Financials
 - Roofs repaired, insurance paid \$66K
 - \$4709.08 collected this year
 - Collected back HOA dues from 1828
 - If it had not been collected we would have been in a deficit this year
 - Opening income for year is \$38,280
 - Last year's expenses were \$38,186.85
 - 1828 sold at \$150K
 - Foundation payment wasn't taken out of our account, so \$3,230.56 in negative
 - Next meeting will review cash flow
- 10:22 Delinquent accounts
 - 1808 delinquent, only by \$217
- 10:24 Reserve account review
- 10:36 Budget
 - Requested lawn service bids for next meeting
 - Insurance come up for renewal in August and will go up due to roof replacement
- 10:46 Adjourned

Cash Flow

Beal Properties

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

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
Operating Income & Expense				
Income				
Late Fees\NSF Rent	-105.50	-0.25	-105.50	-0.25
Homeowners Association Dues	41,898.93	100.25	41,898.93	100.25
Total Operating Income	41,793.43	100.00	41,793.43	100.00
Expense				
Fence Repair	54.13	0.13	54.13	0.13
Foundation Repair	9,296.00	22.24	9,296.00	22.24
General Maintenance	1,196.74	2.86	1,196.74	2.86
Insurance	10,935.04	26.16	10,935.04	26.16
Transfer to Reserves	4,176.00	9.99	4,176.00	9.99
Legal Fees	-1,967.96	-4.71	-1,967.96	-4.71
Lawn/Property Maintenance	12,229.29	29.26	12,229.29	29.26
Management Fee	4,800.00	11.49	4,800.00	11.49
Pest Control	1,039.20	2.49	1,039.20	2.49
Plumbing Expense	310.00	0.74	310.00	0.74
Professional Fees	335.00	0.80	335.00	0.80
Utilities	2,425.84	5.80	2,425.84	5.80
Total Operating Expense	44,829.28	107.26	44,829.28	107.26
NOI - Net Operating Income	-3,035.85	-7.26	-3,035.85	-7.26
Total Income	41,793.43	100.00	41,793.43	100.00
Total Expense	44,829.28	107.26	44,829.28	107.26
Net Income	-3,035.85	-7.26	-3,035.85	-7.26
Other Items				
Prepayments	100.00		100.00	
Net Other Items	100.00		100.00	
Cash Flow	-2,935.85		-2,935.85	
Beginning Cash	-1,689.14		-1,689.14	
Beginning Cash + Cash Flow	-4,624.99		-4,624.99	
Actual Ending Cash	-4,624.99		-4,624.99	

Expense Distribution

Exported On: 02/21/2020 02:53 PM

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

Payees: All

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

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6430 - Fence Repair						
9602	01/06/2019	Clean Up Crew	54.13	121957	01/07/2019	#1852/ repaired fence to post and
6439 - Foundation Repair						
060119-1	06/05/2019	Brazos Valley Solutions	9,296.00	122477, 122477, 122477	06/05/2019, 06/05/2019, 06/11/2019	Foundation repair to unit 1800
6455 - General Maintenance						
1596	01/06/2019	Robert Walker	47.28	121968	01/07/2019	Painted mailbox base
10663	02/06/2019	T. Fry Make Ready	50.00	122071	02/06/2019	reattached front door board
10793	03/05/2019	T. Fry Make Ready	321.18	122171	03/07/2019	Repair fence
10886	04/04/2019	T. Fry Make Ready	225.87	122282	04/07/2019	general maintenance
11034	06/06/2019	T. Fry Make Ready	58.66	122495	06/07/2019	1828-Silicone windows in attempt to prevent water from entering the
1899	12/03/2019	Petty-Faldyn Property Repair LLC	493.75	123056	12/05/2019	general maintenance- fence repair blown down
			1,196.74			
6470 - Insurance						
100239	02/25/2019	Philadelphia Insurance Companies	1,814.35	122104	02/25/2019	Monthly Insurance for January and February 2019
1000020360	04/04/2019	Philadelphia Insurance Companies	1,376.31	122279	04/07/2019	insurance
122279	04/22/2019	Philadelphia Insurance Companies	473.03	122318	04/23/2019	insurance
100239	05/24/2019	Philadelphia Insurance Companies	897.17	122408	05/28/2019	monthly insurance
FID8001350	07/03/2019	RLI Surety	186.00	122561	07/07/2019	monthly insurance
2001261515	10/04/2019	Philadelphia Insurance Companies	3,529.67	122866	10/06/2019	monthly insurance
2001261516	11/12/2019	Philadelphia Insurance Companies	886.17	122989	11/12/2019	Monthly Insurance
2001261517	12/03/2019	Philadelphia Insurance Companies	1,772.34	123057	12/05/2019	monthly insurance
			10,935.04			
6471 - Transfer to Reserves						
	01/01/2019	Villa's of Westwood	348.00	121932	01/03/2019	January 2019 - Transfer to
	02/01/2019	Villa's of Westwood	348.00	122044	02/04/2019	February 2019 - Transfer to
	03/01/2019	Villa's of Westwood	348.00	122133	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019	Villa's of Westwood	348.00	122253	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019	Villa's of Westwood	348.00	122338	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019	Villa's of Westwood	348.00	122422	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019	Villa's of Westwood	348.00	122552	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019	Villa's of Westwood	348.00	122658	08/05/2019	August 2019 - Transfer to
	09/01/2019	Villa's of Westwood	348.00	122757	09/03/2019	September 2019 - Transfer to
	10/01/2019	Villa's of Westwood	348.00	122851	10/02/2019	October 2019 - Transfer to
	11/01/2019	Villa's of Westwood	348.00	122948	11/01/2019	November 2019 - Transfer to
	12/01/2019	Villa's of Westwood	348.00	123033	12/02/2019	December 2019 - Transfer to
			4,176.00			
6473 - Legal Fees						
15087	01/06/2019	Rife & Beddingfield, P.C.	247.50	121966	01/07/2019	Legal issues with foreclosure of
15145	01/23/2019	Rife & Beddingfield, P.C.	412.50	122012	01/23/2019	Legal issues with 1828 Villas at
15209	03/04/2019	Rife & Beddingfield, P.C.	412.52	122169	03/07/2019	Legal issues with foreclosure on
15270	03/29/2019	Rife & Beddingfield, P.C.	42.00	122280	04/07/2019	1800 legal fees
800210108	10/08/2019	Secretary of State	5.00	122889	10/14/2019	Update Secretary of State - Villas
			1,119.52			
6475 - Lawn/Property Maintenance						
78093	01/06/2019	LUSA Austin LLC	784.81	121964	01/07/2019	Monthly Lawn Service
78547	02/05/2019	LUSA Austin LLC	784.81	122063	02/06/2019	January lawn maintenance
78952	03/04/2019	LUSA Austin LLC	784.81	122166	03/07/2019	Monthly Lawn Maintenance
21519a	03/05/2019	Green Magic, Lawn, Tree and Shrub Health	324.75	122162	03/07/2019	lawn treatment
79466	04/01/2019	LUSA Austin LLC	784.81	122277	04/07/2019	1800 monthly lawn maintenance
79537	04/23/2019	LUSA Austin LLC	644.09	122315	04/23/2019	lawn service

80033	05/05/2019	LUSA Austin LLC	784.81	122358	05/06/2019	monthly lawn maintenance
13308	06/14/2019	LUSA Austin LLC	784.81	122513	06/17/2019	Monthly Lawn Maintenance
29787	07/08/2019	LUSA Austin LLC	784.81	122588	07/08/2019	June 2019 lawn care
36771	07/10/2019	LUSA Austin LLC	784.81	122594	07/12/2019	July 2019 lawn service
13312	07/21/2019	Green Rite Lawn Spraying Service	487.13	122627	07/25/2019	lawn fertilization-mid-summer application
19156	09/09/2019	The Ground Crew	995.00	122794	09/09/2019	monthly lawn service
13659	10/03/2019	Green Rite Lawn Spraying Service	514.19	122860	10/06/2019	early fall application-fertilizer/fungicide/insecticide
16447	10/07/2019	The Ground Crew	995.00	122882	10/07/2019	Monthly Lawn Maintenance
16553	12/03/2019	The Ground Crew	995.00	123062	12/05/2019	monthly lawn service October
16593	12/06/2019	The Ground Crew	995.65	123071	12/06/2019	Monthly Lawn Maintenance -
			12,229.29			
6540 - Management Fee						
	01/03/2019	BVP Management, Inc.	400.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	400.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	400.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	400.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	400.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	400.00	122469	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	400.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	400.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	400.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	400.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	400.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019	Beal Properties	400.00	123023	12/02/2019	Management Fee for 12/2019
			4,800.00			
6695 - Pest Control						
19374	01/06/2019	Joe Loudat DBA/	86.60	121962	01/07/2019	Monthly Pest Control Service
19506	02/05/2019	Joe Loudat DBA/	86.60	122062	02/06/2019	monthly pest control
19637	03/04/2019	Joe Loudat DBA/	86.60	122165	03/07/2019	Monthly Pest Control
1498	04/04/2019	Joe Loudat DBA/	86.60	122276	04/07/2019	monthly pest control
1498	05/05/2019	Joe Loudat DBA/	86.60	122357	05/06/2019	monthly pest control 1828-1844
20041	06/04/2019	Joe Loudat DBA/	86.60	122490	06/07/2019	Monthly Pest Control/1848-1800
20178	07/04/2019	Joe Loudat DBA/	86.60	122574	07/07/2019	monthly pest service-exterior 1804-
20325	08/06/2019	Joe Loudat DBA/	86.60	122683	08/07/2019	pest control-exterior roach/ant
20499	09/04/2019	Joe Loudat DBA/	86.60	122767	09/05/2019	monthly pest service exterior1848-
20665	10/03/2019	Joe Loudat DBA/	86.60	122863	10/06/2019	monthly pest control-exterior 1804-
20814	11/05/2019	Joe Loudat DBA/	86.60	122961	11/06/2019	monthly pest control-exterior 1828-
20982	12/04/2019	Joe Loudat DBA/	86.60	123055	12/05/2019	monthly pest control-exterior
			1,039.20			
6700 - Plumbing Expense						
2230	02/05/2019	Twin City Plumbing LLC	225.00	122066	02/06/2019	Repaired water leak at main water
2229	02/05/2019	Twin City Plumbing LLC	85.00	122066	02/06/2019	Inspected water leak at meter.
			310.00			
6705 - Professional Fees						
200573	10/03/2019	Thompson, Derrig and Craig, P.C.	335.00	122867	10/06/2019	Income tax return for HOA
6810 - Utilities						
2005833	01/03/2019	Bryan Texas Utilities	45.53	121944	01/03/2019	utilities
2005833	01/23/2019	Bryan Texas Utilities	43.55	122005	01/23/2019	utilities
2005833	02/20/2019	Bryan Texas Utilities	43.43	122092	02/21/2019	2041 electric water
2005833	03/21/2019	Bryan Texas Utilities	46.68	122216	03/22/2019	2041 electric water
2005833	04/23/2019	Bryan Texas Utilities	43.35	122310	04/23/2019	electric & water
2005833	05/21/2019	Bryan Texas Utilities	130.22	122392	05/21/2019	monthly utilities
2005833	06/19/2019	Bryan Texas Utilities	161.77	122524	06/20/2019	
2005833	07/22/2019	Bryan Texas Utilities	183.19	122614	07/24/2019	monthly utilities-2041
2005833	08/20/2019	Bryan Texas Utilities	217.39	122710	08/20/2019	monthly utilities-electricity/water
2005833	09/22/2019	Bryan Texas Utilities	485.69	122819	09/23/2019	monthly utilities-electricity/water
2005833	11/05/2019	Bryan Texas Utilities	687.44	122957	11/06/2019	monthly utilities-electricity/water
2005833	11/19/2019	Bryan Texas Utilities	337.60	123009	11/20/2019	monthly utilities-electricity/water
			2,425.84			
Total			47,916.76			

Homeowner Delinquency

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

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Tags	Phone Numbers	Amount Receivable	0-30	30+	Last Payment	Payment Amount	Late Count
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No data to display

Total				0.00	0.00	0.00		0.00	0
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Statement Date

12/31/2019

4380 1 AV 0.383

Account No

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

Page 1 of 4

HOA RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



STATEMENT SUMMARY

TX Small Business Check Account No 2

12/01/2019	Beginning Balance		\$17,138.00
	1 Deposits/Other Credits	+	\$348.00
	0 Checks/Other Debits	-	\$0.00
12/31/2019	Ending Balance	31 Days in Statement Period	\$17,486.00
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/03/2019	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
12-01	\$17,138.00	12-03	\$17,486.00

MEMBER FDIC



NYSE Symbol "PB"

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102441 : 00438001

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VILLAS AT WESTWOOD HOA 2020 BUDGET

	2019 Budget	2019 Actual	2020 Budget		
INCOME:					
HOA Dues:	38280	41898.93	39720	167.5	Apr-20
Late Fees/ Violations		-105.5			
Ins. Reimbursement					
PrePaid HOA dues		100			
TOTAL INCOME:	38280	41893.43	39720	100%	
 EXPENSES:					
Special Projects	0	9296	0		
Electrical Repairs	450	0	0		
General Maintenance	1750	1196.74	1750		
Insurance	10766	10935.04	12000 *		
Legal/Professional	400	-1632.96	354		
Lawn	13000	12229.29	8800 *		
Management Fee	4800	4800	4800 *		
Office Supplies	0	0	0		
Pest Control	1150	1039.2	1100		
Plumbing Expense	100	310	250		
Roofing Expense	0	0	0		
Fence Repair	175	54.13	500		
Utilities	1500	2425.84	1500		
Transfer to Reserves	4080	4176	4176 *		
Porter Service	109	0	0		
TOTAL EXPENSES:	38280	44829.28	35230		
	0	-2935.85	4490		

Reserve Bank Account Balance as of 12/31/2019 17,486.00



Bob Walker
 Century 21 Real
 Estate
 bobw@century21dc.com
 Ph: [Redacted]
 Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Status is Sold' Status Contractual Search Date is 02/11/2020 to 12/28/2018 Street Name is like 'west villa mania'

Listings as of 02/11/20 at 1:05 pm

Residential

Sold Properties
 MLS # 19006064 Address 1425 West Villa Maria Road 901 Unit # 3 Bd # 3/1 Bth 2 GarCap Woodland Court Subd Code Woodland Court Yr Bld 2005 Apx Ht Ar 1,590 Lp/Sqft \$108.18 List Price \$172,000 Sold Price \$172,000 AvgSP/SP/Sqft \$108.18 Sold Date 12/02/2019 SP%LP 100.00 DOM 241
 Condos

# LISTINGS:	1	Medians:	2005	1,590	\$108.18	\$172,000	\$172,000	\$108.18	100.00	241
Minimums:		2005	1,590	\$108.18	\$172,000	\$172,000	\$108.18	100.00	241	
Maximums:		2005	1,590	\$108.18	\$172,000	\$172,000	\$108.18	100.00	241	
Averages:		2005	1,590	\$108.18	\$172,000	\$172,000	\$108.18	100.00	241	

Quick Statistics (1 Listing Total)				
	Min	Max	Average	Median
List Price	\$172,000	\$172,000	\$172,000	\$172,000
Sold Price	\$172,000	\$172,000	\$172,000	\$172,000

*** 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 ***

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ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/21/2020

PRODUCER Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753 (979)774-3900	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Villas at Westwood Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-	INSURER A: RLI Insurance Company	
	INSURER B: Philadelphia Indemnity	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
B		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	PHPK2024390	08/19/2019	08/19/2020	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 - COMP/OP AGG	\$ 2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A		OTHER Directors & Officers Fidelity Bond	FID8001350	08/19/2019	08/19/2020	Bond Limit	63,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

CANCELLATION

AI 000541

Evidence of Insurance For a detailed certificate or to verify any info please contact the agency.	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE <i>Rosney Alvar</i>



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

02/21/2020

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.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (A/C, No, Ext): (979)774-3900	COMPANY Philadelphia Indemnity P.O. Box 8952 Philadelphia PA 19178-8952 (-) -	
FAX (A/C, No): (979)774-3955		E-MAIL ADDRESS: eliana.milioto@sigbcs.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #: 7531		LOAN NUMBER		POLICY NUMBER PHPK2024390
INSURED Villas at Westwood Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-		EFFECTIVE DATE 08/19/2019	EXPIRATION DATE 08/19/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 1800-1872 W Villa Maria Rd
 Bryan, TX 77807-2221 / 20 units total

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; Special Form, Replacement Cost, Blanket Coverage; 90% coins. Wind/Hail Deductible	1,760,007	10,000 25,000

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 013833

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