

Villas at Westwood



3363 University Dr. Suite 215
Bryan TX 77802
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Villas of Westwood Board of Directors Meeting Agenda January 20, 2022 @ 5:30pm Beal Properties office & Via Zoom

1. Call Meeting to Order
2. Financial Report
 - a. Bank Statements
 - b. Expenses
 - c. Delinquency Report
3. Old Business
 - a. River Ridge Rules & Regulations
4. New Business
 - a. Annual Meeting
5. Next Meeting April 21, 2022 @ 5:30pm.
6. Adjournment

Cash Flow

Beal Properties

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

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

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				
Transfer From Reserve	20,000.00	6.76	20,000.00	6.76
Insurance Claim Receipts	115,667.52	39.11	115,667.52	39.11
Late Fees\NSF Rent	105.00	0.04	105.00	0.04
Homeowners Association Dues	39,957.00	13.51	39,957.00	13.51
Transfer Fee	50.00	0.02	50.00	0.02
Insurance Reimbursement	120,000.00	40.57	120,000.00	40.57
Total Operating Income	295,779.52	100.00	295,779.52	100.00
Expense				
Electrical Repairs	364.85	0.12	364.85	0.12
General Maintenance	630.91	0.21	630.91	0.21
Insurance	27,991.88	9.46	27,991.88	9.46
Transfer to Reserves	4,176.00	1.41	4,176.00	1.41
Legal Fees	300.00	0.10	300.00	0.10
Lawn/Property Maintenance	10,837.28	3.66	10,837.28	3.66
Management Fee	4,800.00	1.62	4,800.00	1.62
Pest Control	1,039.20	0.35	1,039.20	0.35
Porter Service	60.00	0.02	60.00	0.02
Professional Fees	360.00	0.12	360.00	0.12
Roofing Expense	219,473.00	74.20	219,473.00	74.20
Trash Pick-up	180.00	0.06	180.00	0.06
Utilities	2,742.37	0.93	2,742.37	0.93
Total Operating Expense	272,955.49	92.28	272,955.49	92.28
NOI - Net Operating Income	22,824.03	7.72	22,824.03	7.72
Total Income	295,779.52	100.00	295,779.52	100.00
Total Expense	272,955.49	92.28	272,955.49	92.28
Net Income	22,824.03	7.72	22,824.03	7.72
Other Items				
Prepayments	-217.50		-217.50	
Net Other Items	-217.50		-217.50	
Cash Flow	22,606.53		22,606.53	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	-2,506.86		-2,506.86	
Beginning Cash + Cash Flow	20,099.67		20,099.67	
Actual Ending Cash	20,490.67		20,490.67	

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 01/20/2022 (This Year-to-date)

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				
Homeowners Association Dues	3,347.50	100.00	3,347.50	100.00
Total Operating Income	3,347.50	100.00	3,347.50	100.00
Expense				
Transfer to Reserves	348.00	10.40	348.00	10.40
Lawn/Property Maintenance	811.88	24.25	811.88	24.25
Management Fee	400.00	11.95	400.00	11.95
Pest Control	86.60	2.59	86.60	2.59
Total Operating Expense	1,646.48	49.19	1,646.48	49.19
NOI - Net Operating Income	1,701.02	50.81	1,701.02	50.81
Total Income	3,347.50	100.00	3,347.50	100.00
Total Expense	1,646.48	49.19	1,646.48	49.19
Net Income	1,701.02	50.81	1,701.02	50.81
Other Items				
Prepayments	-693.00		-693.00	
Net Other Items	-693.00		-693.00	
Cash Flow	1,008.02		1,008.02	
Beginning Cash	20,490.67		20,490.67	
Beginning Cash + Cash Flow	21,498.69		21,498.69	
Actual Ending Cash	21,498.69		21,498.69	

Delinquency (As Of)

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

As of: 12/31/2021

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
Villas of Westwood HOA - 1800-1872 W Villa Maria Bryan, TX 77807		
1824		5.00
Total		5.00

Expense Distribution

Exported On: 01/20/2022 05:21 PM

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

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	01/19/2021	1848	Susan Winters	7.00	124202	01/19/2021	Susan Winters, Villas of Westwood HOA - 1848: Move Out Refund
	02/11/2021	1824	Frederico & Alicia Mora	72.00	124299	02/23/2021	Frederico & Alicia Mora, Villas of Westwood HOA - 1824: Move Out Refund
				79.00			
4600 - Homeowners Association Dues							
	06/01/2021	1864	Clark & Misty Gauer	223.50	124535	06/04/2021	Clark & Misty Gauer, Villas of Westwood HOA - 1864: Move Out Refund
	09/22/2021	1872*	Jessica Tresp	167.50	124757	09/28/2021	Jessica Tresp, Villas of Westwood HOA - 1872*: Move Out Refund
				391.00			
6390 - Electrical Repairs							
9397	02/05/2021		CC Electric	181.91	124278	02/08/2021	replaced with ballast byass bulb and plug it in new photocell #1804- security light out- no power to fixture
12465	07/06/2021		Constant Current Electric	182.94	124589	07/07/2021	
				364.85			
6455 - General Maintenance							
Bulk Pick up &	03/08/2021		Robert Walker	122.25	124348	03/08/2021	Bulk Pick up
12768	04/07/2021		T. Fry Make Ready	88.66	124412	04/07/2021	Installed Villa of Westwood sign that had fallen
10754	05/04/2021		The Clean Up Crew	380.00	124484	05/07/2021	1864- Replaced rotten wood on patio column
86981	06/03/2021		Johnathan Rios	40.00	124530	06/04/2021	Remove nest and cleaned leftover debris.
				630.91			
6470 - Insurance							
TXH-A50734	01/07/2021		IPFS Corporation	1,120.03	124175	01/07/2021	Monthly Insurance payment
TXH-A50734	02/08/2021		IPFS Corporation	1,120.03	124282	02/08/2021	
TXH-A50734	03/15/2021		IPFS Corporation	1,120.03	124365	03/24/2021	
TXH-A50734	04/06/2021		IPFS Corporation	1,120.03	124407	04/07/2021	Monthly Insurance payment
TXH-A50734	05/04/2021		IPFS Corporation	1,120.03	124473	05/07/2021	Monthly Insurance payment
TXH-A50734	06/07/2021		IPFS Corporation	1,120.03	124539	06/07/2021	Monthly Insurance Premium
FID8001350	06/28/2021		RLI Surety	186.00	124559	06/28/2021	Insurance Bond (annual)
0001	09/17/2021		Farmers Insurance Exchange	21,129.00	124748	09/17/2021	2021-2022 Insurance Premium
AES1200760 00	12/07/2021		Service Insurance Group	536.70	124924	12/07/2021	Property & Liability Extended Coverage
				28,571.88			
6471 - Transfer to Reserves							
	01/01/2021		Villa's of Westwood	348.00	124162	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Villa's of Westwood	348.00	124245	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Villa's of Westwood	348.00	124312	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		Villa's of Westwood	348.00	124398	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		Villa's of Westwood	348.00	124455	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		Villa's of Westwood	348.00	124517	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		Villa's of Westwood	348.00	124577	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		Villa's of Westwood	348.00	124640	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		Villa's of Westwood	348.00	124712	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Villa's of Westwood	348.00	124770	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Villa's of Westwood	348.00	124841	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		Villa's of Westwood	348.00	124906	12/02/2021	December 2021 - Transfer to Reserves
				4,176.00			
6473 - Legal Fees							
45577	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
6475 - Lawn/Property Maintenance							
VW11	01/07/2021		Lawn Stars	649.50	124178	01/07/2021	Monthly Lawn Maintenance
VW12	02/08/2021		Lawn Stars	649.50	124284	02/08/2021	
vw13	03/08/2021		Lawn Stars	649.50	124340	03/08/2021	Feb lawn care
VW14	04/06/2021		Lawn Stars	649.50	124418	04/07/2021	Monthly lawn maintenance
VW15	05/07/2021		Lawn Stars	703.63	124477	05/07/2021	Monthly lawn maintenance
vw16	06/09/2021		Lawn Stars	649.50	124543	06/09/2021	Monthly lawn maintenance
VW17	07/06/2021		Lawn Stars	649.50	124595	07/07/2021	Monthly lawn maintenance & Sprinkler repair
VW17	07/06/2021		Lawn Stars	530.43	124595	07/07/2021	sprinkler repair
3903	08/06/2021		Twin City Plumbing LLC	245.00	124667	08/06/2021	1860 - replaced solenoid valve (sprinkler system)
Vw18	08/06/2021		Lawn Stars	649.50	124662	08/06/2021	Monthly Lawn Maintenance
VW19	09/07/2021		Lawn Stars	1,212.40	124723	09/07/2021	Monthly Lawn Maintenance
VW20	10/08/2021		Lawn Stars	1,082.50	124802	10/08/2021	Monthly Lawn Maintenance & mowed field
16090	10/15/2021		Green Rite Lawn Spraying Service	514.19	124813	10/15/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
VW21	11/12/2021		Lawn Stars	1,190.75	124870	11/12/2021	Monthly Lawn Maintenance / Sprinkler repair
WW22	12/14/2021		Lawn Stars	811.88	124933	12/14/2021	Monthly Lawn Maintenance
				10,837.28			
6540 - Management Fee							
	01/03/2021		Beal Properties	400.00	124145	01/03/2021	Management Fee for 01/2021



PROSPERITY BANK®

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Statement Date

11/30/2021

3818 1 AV 0.426

Account No

****4358

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

HOA RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

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STATEMENT SUMMARY TX Small Business Check Account No ****4358

11/01/2021	Beginning Balance		\$1,122.00
	1 Deposits/Other Credits	+	\$348.00
	1 Checks/Other Debits	-	\$10.00
11/30/2021	Ending Balance	30 Days in Statement Period	\$1,460.00
	Total Enclosures	1	+ 348.00

Dec. + 348.00
Jan + 348.00

DEPOSITS/OTHER CREDITS

Date	Description	Amount
11/04/2021	Deposit	\$348.00

\$ 2,156.00

OTHER DEBITS

Date	Description	Amount
11/30/2021	Service Charge	\$10.00

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	Date	Balance
11-01	\$1,122.00	11-04	\$1,470.00	11-30	\$1,460.00

SERVICE CHARGE SUMMARY

Service Charge	11/30/2021	\$10.00
Service Charge Balance		\$1,122.00
Maintenance Fee		\$10.00

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