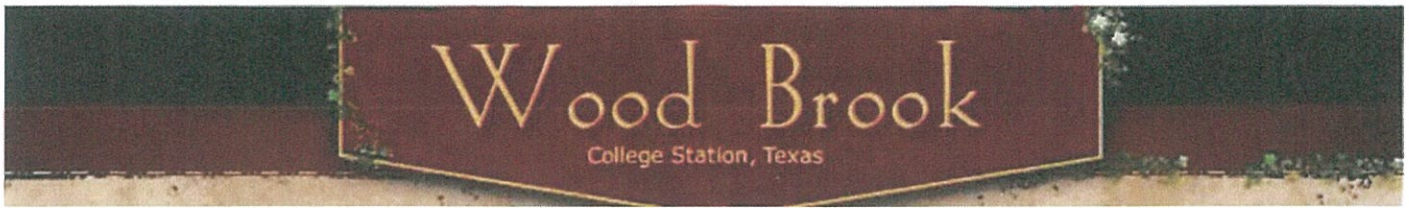


Wood Brook Owner's Association



2022 Annual Meeting Information Packet



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

Wood Brook Owner’s Association requests your virtual or in person attendance at the **2022 Annual Meeting** to be held via Hybrid Meeting at **Beal Properties Office** on **Tuesday January 25th, 2021 @ 6:00 pm**. **The annual meeting with be held both in person and via Zoom.**

If you cannot attend and would like to have your vote counted should there, be a quorum, sign the proxy below and return by 5:00 pm, January 24th 2021. You can mail the completed proxy below Beal Properties., 3363 University Drive Suite 215, Bryan, Texas 77802 at Attention: Toni Myers or email to hoa@bealbcs.com or bring in person to the meeting.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2021 completed projects.
5. 2021 Financial Report (Cash Flow, Delinquencies, Budget for 2022, Sales Report)
6. 2022 Projected Projects
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2022 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
Or (circle one)

Karl Trippe Carrie Siatunu K.I.Selinidis Kelsey Krafa

As agent for me, and in my name and stead to vote as my Proxy at the 2022 Annual Meeting of the Wood Brook 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 January 25^h 2022 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit Number

Email address

Current Phone Number

This proxy must be received by 5:00 pm, January 24th 2022.

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

Cash Flow

Beal Properties

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

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				
Balance Forward	-109.51	-0.10	-109.51	-0.10
Transfer From Reserve	-66,894.54	-59.02	-66,894.54	-59.02
Late Fees\NSF Rent	420.00	0.37	420.00	0.37
Homeowners Association Dues	179,844.40	158.66	179,844.40	158.66
Transfer Fee	35.00	0.03	35.00	0.03
NSF Penalty	56.00	0.05	56.00	0.05
Total Operating Income	113,351.35	100.00	113,351.35	100.00
Expense				
Bank Fees/Office Expenses	48.00	0.04	48.00	0.04
General Maintenance	22,380.38	19.74	22,380.38	19.74
Insurance	49,651.32	43.80	49,651.32	43.80
Transfer to Reserves	186,637.43	164.65	186,637.43	164.65
Legal Fees	300.00	0.26	300.00	0.26
Lawn/Property Maintenance	14,186.19	12.52	14,186.19	12.52
Management Fee	12,600.00	11.12	12,600.00	11.12
Parking Lot Repair	10,000.00	8.82	10,000.00	8.82
Pest Control	2,219.13	1.96	2,219.13	1.96
Porter Service	5,885.00	5.19	5,885.00	5.19
Pool Expense	8,163.96	7.20	8,163.96	7.20
Professional Fees	237.24	0.21	237.24	0.21
Telephone Service	654.49	0.58	654.49	0.58
Utilities	22,607.33	19.94	22,607.33	19.94
Total Operating Expense	335,570.47	296.04	335,570.47	296.04
NOI - Net Operating Income	-222,219.12	-196.04	-222,219.12	-196.04
Total Income	113,351.35	100.00	113,351.35	100.00
Total Expense	335,570.47	296.04	335,570.47	296.04
Net Income	-222,219.12	-196.04	-222,219.12	-196.04
Other Items				
Woodbrook Old Operating Account	77,119.67		77,119.67	
Prepayments	-1,127.95		-1,127.95	
Net Other Items	75,991.72		75,991.72	
Cash Flow	-146,227.40		-146,227.40	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	83,375.91		83,375.91	
Beginning Cash + Cash Flow	-62,851.49		-62,851.49	
Actual Ending Cash	172,458.02		172,458.02	

Expense Distribution

Exported On: 01/25/2022 01:51 PM

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

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							
	05/03/2021	F3	Ross MacFadyen	165.19	6120	05/03/2021	Ross MacFadyen, Wood Brook Condominiums - F3: Move Out Refund
00001	07/30/2021		Wood Brook Condominiums Hoa	75,000.00	6156	07/30/2021	Moving money to new bank account
				75,165.19			
4600 - Homeowners Association Dues							
	06/16/2021	Q4	James Bryan & Rebecca Bryan	660.76	6139	06/16/2021	James Bryan, Rebecca Bryan, Wood Brook Condominiums - Q4: Move Out Refund
	09/08/2021	P3	Chamaco Mio Investments, LLC	172.78	6174	09/08/2021	Chamaco Mio Investments, LLC, Wood Brook Condominiums - P3: Move Out Refund
				833.54			
6455 - General Maintenance							
2924	01/07/2021		Twin City Plumbing LLC	950.00	6080	01/07/2021	repair 3" water main line at pressure tee
3971	01/07/2021	H5	Ag Town Property Maintenance	325.00	6074	01/07/2021	Installed new metal flashing around kitchen window.
9186730152	01/08/2021		HD Supply Facilities Maintenance	106.79	6082	01/12/2021	Doggie Bags
10415	01/25/2021	T4	The Clean Up Crew	40.00	6087	01/25/2021	Exterior meter box not sealed correctly, caulked and sealed meter box
3161	03/01/2021	T2	Twin City Plumbing LLC	185.00	6105	03/08/2021	Repair 1/2 copper line at kitchen ceiling broken during freeze
31046	03/01/2021	T2	Holman's Quality Plumbing	187.00	6101	03/08/2021	Capped 1/2 copper line broken on outside wall in kitchen
10596	03/08/2021		The Clean Up Crew	30.00	6104	03/08/2021	Removed guest parking signs from complex parking lot NO signs
9190535355	04/21/2021		HD Supply Facilities Maintenance	431.92	6116	04/21/2021	Purchase Fido Pet Waste Station - Green
2703	05/04/2021		Petty-Faldyn Property Repair LLC	688.00	6124	05/07/2021	T2- repaired sheetrock from winter freeze water pipe break.
3274	05/07/2021		Twin City Plumbing LLC	275.00	6125	05/07/2021	repair water leak
3454	05/07/2021		Twin City Plumbing LLC	120.00	6125	05/07/2021	insulate main water line
Wood Brook HOA	05/18/2021		Chad's Mobile Wash	7,400.00	6129	05/19/2021	Pressured washed the exterior of 96 units at Wood Brook HOA
3793	07/07/2021		Twin City Plumbing LLC	350.00	6150	07/07/2021	Building K&P / Repaired water leak at 3/4" water line
3792	07/07/2021		Twin City Plumbing LLC	750.00	6150	07/07/2021	Repaired water leak at 1 1/2" pvc main water line Building R
2810	07/15/2021		Petty-Faldyn Property Repair LLC	207.00	6154	07/19/2021	K3- Water leaking through exterior siding, joint sealed with Lexel sealant and masonry anchors
87487	07/15/2021		Johnathan Rios	40.00	6155	07/19/2021	T4- Probed the area the tenants leak was coming from, took some videos and checked gaps and cracks.
12444	07/15/2021		Constant Current Electric	1,202.65	6153	07/19/2021	Area 1
12444	07/15/2021		Constant Current Electric	1,256.78	6153	07/19/2021	Area 2
12444	07/15/2021		Constant Current Electric	3,348.17	6153	07/19/2021	Area 3 & 6
12444	07/15/2021		Constant Current Electric	715.53	6153	07/19/2021	Bldg H
12444	07/15/2021		Constant Current Electric	595.39	6153	07/19/2021	Bldg I
3959	08/24/2021		Twin City Plumbing LLC	320.00	6166	08/25/2021	D3 - Repaired water leak at 3/4 main water line
2021-22	09/07/2021		Allstar Carpet Cleaning	37.89	6169	09/07/2021	C2- Inspected carpet, tackstrip & subfloor in upstairs bedroom Treated baseboards
102	10/07/2021		Kevin Krafka	1,600.00	6184	10/08/2021	Mailbox repair & paint,
13292	10/07/2021	E6	T. Fry Make Ready	90.82	6187	10/08/2021	E6-Fill area between building slab and patio with pea gravel to prevent trip hazard
10919	10/07/2021	C2	The Clean Up Crew	423.00	6188	10/08/2021	C2- replaced water damage subfloor 4'x7', pull carpet up from wall to wall & reset
12581	10/07/2021		Constant Current Electric	189.44	6182	10/08/2021	Removed & replaced bad GFI with new water resistant GFI (irrigation controller)
3678	10/07/2021		Lopez Boyz	250.00	6185	10/08/2021	Repaired irrigation system and replaced broken PCV Pipe
89238	10/15/2021		Chad's Mobile Wash	150.00	6192	10/15/2021	Pressured wash/clean siding on Building U
6627	10/15/2021	Q4	Ag Town Property Maintenance	65.00	6191	10/15/2021	1904 #Q4- Adjusted gate latch and handle
89800	12/07/2021	F4	Johnathan Rios	50.00	6212	12/07/2021	Removed cable from unit. 1904 F4
				22,380.38			
6470 - Insurance							
	01/22/2021		Farmers Insurance Exchange	4,028.49	6085	01/22/2021	January 2021 - Monthly Insurance Payment
	02/22/2021		Farmers Insurance Exchange	4,028.49	6095	02/22/2021	February 2021 - Monthly Insurance Payment
F008428929-001-00001	03/01/2021		Farmers Insurance Exchange	4,040.49	6098	03/02/2021	March Insurance
F008428929-001-00001	04/20/2021		Farmers Insurance Exchange	4,034.49	6115	04/20/2021	Monthly Insurance payment
	05/22/2021		Farmers Insurance Exchange	4,028.49	6130	05/25/2021	May 2021 - Monthly Insurance Payment
F008428929-001-00001	06/16/2021		Farmers Insurance Exchange	4,372.41	6140	06/16/2021	Monthly Insurance payment
	07/01/2021		Farmers Insurance Exchange	4,187.41	6144, 6144, 6152	07/06/2021, 07/06/2021, 07/14/2021	July 2021 - Monthly Insurance Payment
F008428929-001-0001	08/01/2021		Farmers Insurance Exchange	4,187.41	6156, 6156, 6159	08/02/2021, 08/02/2021, 08/06/2021	Monthly Insurance Premium
	08/22/2021		Farmers Insurance Exchange	4,187.41	6170	09/07/2021	August 2021 - Monthly Insurance Payment
F008428929-001-00001	09/29/2021		Farmers Insurance Exchange	4,187.41	6178	09/29/2021	Monthly Insurance Premium
	11/22/2021		Farmers Insurance Exchange	4,187.41	6225	01/24/2022	November 2021 - Monthly Insurance Payment

F008428929-001-00001	11/23/2021	Farmers Insurance Exchange	4,181.41	6206	11/23/2021	Monthly Insurance Premium
F008428929-001-00001	12/22/2021	Farmers Insurance Exchange	4,187.41	6215	12/22/2021	Monthly Insurance Premium
			53,838.73			
6471 - Transfer to Reserves						
	01/01/2021	Wood Brook Condominiums Hoa	1,588.00	6072	01/03/2021	January 2021
	02/01/2021	Wood Brook Condominiums Hoa	1,588.00	6088	02/01/2021	February 2021
	03/01/2021	Wood Brook Condominiums Hoa	1,588.00	6097	03/02/2021	March 2021
	04/01/2021	Wood Brook Condominiums Hoa	1,588.00	6110	04/01/2021	April 2021
	05/01/2021	Wood Brook Condominiums Hoa	1,588.00	6119	05/03/2021	May 2021
	06/01/2021	Wood Brook Condominiums Hoa	1,588.00	6132	06/02/2021	June 2021
	07/01/2021	Wood Brook Condominiums Hoa	1,588.00	6146	07/06/2021	July 2021
	08/01/2021	Wood Brook Condominiums Hoa	1,588.00	6163	08/06/2021	August 2021
	09/01/2021	Wood Brook Condominiums Hoa	1,588.00	6167	09/02/2021	September 2021
	10/01/2021	Wood Brook Condominiums Hoa	1,588.00	6179	10/01/2021	October 2021
0862405851	10/20/2021	Wood Brook Condominiums Hoa	93,174.02	0862405851	10/20/2021	Closing out Account
	11/01/2021	Wood Brook Condominiums Hoa	1,588.00	6194	11/02/2021	November 2021
	12/01/2021	Wood Brook Condominiums Hoa	1,588.00	6207	12/02/2021	December 2021
			112,230.02			
6473 - Legal Fees						
45759	11/11/2021	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	6203	11/12/2021	Prepared Management Certificate, perform research regarding same
6475 - Lawn/Property Maintenance						
2877	01/07/2021	Lopez Boyz	1,000.00	6078	01/07/2021	Monthly Lawn Maintenance
2951	01/18/2021	Lopez Boyz	60.00	6084	01/20/2021	Clean up debris from drainage area
3017	02/04/2021	Lopez Boyz	1,000.00	6091	02/08/2021	January Lawn Service
3064	03/08/2021	Lopez Boyz	200.00	6102	03/08/2021	cut tree that fell during freeze and branches throughout the property
3040	03/08/2021	Lopez Boyz	667.00	6102	03/08/2021	Feb lawn care
3172	04/06/2021	Lopez Boyz	1,000.00	6112	04/07/2021	March 1, 16, 26 lawn maintenance
3267	05/07/2021	Lopez Boyz	1,000.00	6123	05/07/2021	Monthly lawn maintenance
3286	05/07/2021	Lopez Boyz	350.00	6123	05/07/2021	Pruned shrubs and dead plants were cut.
3356	06/06/2021	Lopez Boyz	1,000.00	6136	06/06/2021	Monthly Lawn Service
3397	07/07/2021	Lopez Boyz	250.00	6148	07/07/2021	J3 /Remove fallen tree from walkway.
3402	07/07/2021	Lopez Boyz	480.00	6148	07/07/2021	Trim trees in courtyard
3405	07/07/2021	Lopez Boyz	1,000.00	6148	07/07/2021	June 2021 Lawn Maintenance
3495	08/06/2021	Lopez Boyz	1,000.00	6160	08/06/2021	Monthly Lawn Maintenance
3600	09/07/2021	Lopez Boyz	1,000.00	6172	09/07/2021	Monthly Lawn Maintenance
3682	10/07/2021	Lopez Boyz	1,000.00	6185	10/08/2021	Monthly Lawn Maintenance (Sept)
3668	10/07/2021	Lopez Boyz	15.00	6185	10/08/2021	Q4- Trim Plant in front yard
3800	11/08/2021	Lopez Boyz	1,000.00	6198	11/08/2021	Monthly Lawn Maintenance
3804	11/08/2021	Lopez Boyz	60.00	6198	11/08/2021	L-1 - Removed branch in front of building.
3808	11/08/2021	Lopez Boyz	300.00	6198	11/08/2021	Removed tree B3
3809	11/08/2021	Lopez Boyz	80.00	6198	11/08/2021	Removed hanging branch G1
16099	11/11/2021	Green Rite Lawn Spraying Service	514.19	6201	11/12/2021	Early fall Application, fertilizer, fungicide, insecticide, weed Control
3836	12/07/2021	Lopez Boyz	1,000.00	6211	12/07/2021	Monthly Lawn Maintenance
3827	12/07/2021	Lopez Boyz	210.00	6211	12/07/2021	Remove rock and place grass in front entrance
			14,186.19			
6540 - Management Fee						
	01/03/2021	Beal Properties	1,050.00	6071	01/03/2021	Management Fee for 01/2021
	02/01/2021	Beal Properties	1,050.00	6089	02/01/2021	Management Fee for 02/2021
	03/01/2021	Beal Properties	1,050.00	6096	03/02/2021	Management Fee for 03/2021
	04/01/2021	Beal Properties	1,050.00	6109	04/01/2021	Management Fee for 04/2021
	05/05/2021	Beal Properties	1,050.00	6121	05/05/2021	Management Fee for 05/2021
	06/02/2021	Beal Properties	1,050.00	6133	06/02/2021	Management Fee for 06/2021
	07/02/2021	Beal Properties	1,050.00	6142	07/06/2021	Management Fee for 07/2021
	08/02/2021	Beal Properties	1,050.00	6157	08/06/2021	Management Fee for 08/2021
	09/03/2021	Beal Properties	1,050.00	6168	09/03/2021	Management Fee for 09/2021
	10/05/2021	Beal Properties	1,050.00	6180	10/05/2021	Management Fee for 10/2021
	11/04/2021	Beal Properties	1,050.00	6195	11/04/2021	Management Fee for 11/2021
	12/02/2021	Beal Properties	1,050.00	6208	12/02/2021	Management Fee for 12/2021
			12,600.00			
6691 - Parking Lot Repair						
486505	09/23/2021	Eliseo Castaneda	10,000.00	6177	09/23/2021	Payment for parking lot repairs
6695 - Pest Control						
11547	01/07/2021	D. Lee Pest Service LLC	108.25	6076	01/07/2021	Monthly Pest Control
12855	01/18/2021	D. Lee Pest Service LLC	108.25	6083	01/20/2021	
13529-	02/19/2021	D. Lee Pest Service LLC	108.25	6094	02/19/2021	Monthly Perimeter - January 2021
15293	04/16/2021	D. Lee Pest Service LLC	108.25	6114	04/16/2021	Monthly Pest Control
16263	05/14/2021	D. Lee Pest Service LLC	108.25	6127	05/19/2021	Monthly Pest Control
14057	06/06/2021	D. Lee Pest Service LLC	108.25	6135	06/06/2021	Monthly Pest Control (March 2021)
17292	06/09/2021	D. Lee Pest Service LLC	108.25	6138	06/09/2021	Monthly Pest Control
17462	06/22/2021	D. Lee Pest Service LLC	920.13	6141	06/22/2021	Annual Termite Inspection Woodbrook HOA
19553	08/24/2021	D. Lee Pest Service LLC	108.25	6164	08/25/2021	Monthly Pest Control
18426	09/08/2021	D. Lee Pest Service LLC	108.25	6176	09/08/2021	Monthly Pest Control
20791	10/07/2021	D. Lee Pest Service LLC	108.25	6183	10/08/2021	Monthly Pest Control
21820	10/15/2021	D. Lee Pest Service LLC	108.25	6193	10/15/2021	Monthly Pest Control
1904	11/11/2021	D. Lee Pest Service LLC	108.25	6200	11/12/2021	Monthly Pest Control
			2,219.13			

6701 - Porter Service							
2090	01/07/2021		Robert Walker	300.00	6081	01/07/2021	Monthly Porter Service
2076	01/07/2021		Robert Walker	165.00	6081	01/07/2021	Bulk Trash Pickup
2099	02/04/2021		Robert Walker	120.00	6092	02/08/2021	Bulk Pick Up January - cabinets, old carpet and pads
2119	02/04/2021		Robert Walker	300.00	6092	02/08/2021	January Porter Service
2145	03/08/2021		Robert Walker	300.00	6106	03/08/2021	Feb Porter Service
2126	03/08/2021		Robert Walker	180.00	6106	03/08/2021	Bulk Pick Up Feb
2150	04/06/2021		Robert Walker	125.00	6113	04/07/2021	March 2, 18, 22, 29 Bulk pickup, removal, dump fee, post notices
2170	04/06/2021		Robert Walker	300.00	6113	04/07/2021	March porter service
2185	05/05/2021		Robert Walker	90.00	6126	05/07/2021	April 2021 Monthly Bulk Pick up Service
2194	05/05/2021		Robert Walker	300.00	6126	05/07/2021	April 2021 Porter Service
2201	06/06/2021		Robert Walker	150.00	6137	06/06/2021	Monthly Bulk Pick Up
2211	06/06/2021		Robert Walker	300.00	6137	06/06/2021	Monthly Porter Service
2215	07/05/2021		Robert Walker	300.00	6145	07/06/2021	Bulk Pick up June 2021
2233	07/05/2021		Robert Walker	300.00	6145	07/06/2021	June 2021 Porter Service
2258	08/06/2021		Robert Walker	300.00	6162	08/06/2021	Monthly Porter Service
2246	08/06/2021		Robert Walker	225.00	6162	08/06/2021	Monthly Bulk Pick Up
2280	09/07/2021		Robert Walker	300.00	6173	09/07/2021	Monthly Porter Service
2266	09/07/2021		Robert Walker	255.00	6173	09/07/2021	Monthly Bulk Pick Up
2300	10/07/2021		Robert Walker	300.00	6190	10/08/2021	Monthly Porter Service
2284	10/07/2021		Robert Walker	270.00	6190	10/08/2021	Bulk Trash Pick up and posting notices for parking lot repairs
2320	11/08/2021		Robert Walker	300.00	6199	11/08/2021	Monthly Porter Service
2311	11/08/2021		Robert Walker	120.00	6199	11/08/2021	Monthly Bulk Pick Up
3822	12/07/2021		Lopez Boyz	60.00	6211	12/07/2021	Porter Service for 2 trips - For Bob
2329	12/07/2021		Robert Walker	225.00	6213	12/07/2021	Bulk pick up - 4 trips to dump with various items around dumpsters.
2341	12/07/2021		Robert Walker	300.00	6213	12/07/2021	Monthly Porter Service
				5,865.00			
6702 - Pool Expense							
2020844	01/07/2021		Oasis Pools	378.88	6079	01/07/2021	Monthly Pool Maintenance - December
2020812	01/07/2021		Oasis Pools	492.00	6079	01/07/2021	November 2020 Pool Service
2020889	02/08/2021		Oasis Pools	378.88	6093	02/08/2021	January Pool Maintenance
2021917	03/08/2021		Oasis Pools	418.82	6103	03/08/2021	Feb pool maintenance
2021952	04/20/2021		Oasis Pools	418.82	6118	04/22/2021	March 2021 Monthly Pool Cleaning Service
2021960	04/20/2021		Oasis Pools	160.70	6118	04/22/2021	Repaired 3/4" ball valve on autofill was cracked, replaced and check
2021990	05/14/2021		Oasis Pools	735.23	6128	05/19/2021	Pool Monthly Service (April)
22022016REV	07/07/2021		Oasis Pools	487.51	6149	07/07/2021	May 2021 - Monthly Pool Maintenance
2022062	07/12/2021		Oasis Pools	626.77	6151	07/12/2021	June 2021 - Pool maintenance & chemicals.
2022035	07/12/2021		Oasis Pools	649.50	6151	07/12/2021	Drained pool and cleaned and brighten plaster. refilled with water
2022066	07/27/2021		Oasis Pools	158.59	1002	07/27/2021	Delivered and installed sign Texas Pool Sign
2022115	08/06/2021		Oasis Pools	779.44	6161	08/06/2021	Monthly Pool Cleaning & Supplies (July)
2022144	10/07/2021		Oasis Pools	402.42	6186	10/08/2021	Trouble shot & found bad air relief assy, Installed replacement assy.
2022201	11/11/2021		Oasis Pools	714.46	6204	11/12/2021	Monthly Pool Cleaning & Supplies
2022117	12/14/2021		Oasis Pools	604.18	6214	12/14/2021	Monthly Pool Cleaning & Supplies (August)
2022262	12/14/2021		Oasis Pools	378.88	6214	12/14/2021	Monthly Pool Cleaning & Supplies (November)
2022237	12/14/2021		Oasis Pools	378.88	6214	12/14/2021	Monthly Pool Cleaning & Supplies (October)
				8,163.96			
6705 - Professional Fees							
210885	10/07/2021		Thompson, Derrig and Craig, P.C.	235.00	6189	10/08/2021	Preparation of Federal Corp Income Tax Return 2020
423839 / 141612	11/11/2021		Kristeen Roe, Tax A/C	2.24	6202	11/12/2021	2021 Property Taxes
				237.24			
6757 - Telephone Service							
1936704	01/07/2021		Kings III Of America, LLC	46.55	6077	01/07/2021	Pool Phone Skyline
1950523	01/25/2021		Kings III Of America, LLC	46.55	6086	01/25/2021	
1964000	03/01/2021		Kings III Of America, LLC	46.55	6099	03/02/2021	March Phone Service
1982602	03/25/2021		Kings III Of America, LLC	46.55	6107	03/26/2021	April Phone Service
1997302	04/22/2021		Kings III Of America, LLC	46.55	6117	04/22/2021	Pool Phone Skyline
2011554	05/26/2021		Kings III Of America, LLC	46.55	6131	05/26/2021	Pool Phone Skyline
2031014	07/07/2021		Kings III Of America, LLC	46.55	6147	07/07/2021	Pool Phone Skyline
2046173	07/27/2021		Kings III Of America, LLC	46.55	1001	07/27/2021	Monthly Telephone Bill
2060950	08/24/2021		Kings III Of America, LLC	46.55	6165	08/25/2021	Pool Phone monthly expense
54237	09/07/2021		Kings III Of America, LLC	93.10	6171	09/07/2021	Phone Service by Pool
2080238	10/07/2021		Kings III Of America, LLC	0.00			Monthly Pool Phone Skyline
2095716	11/04/2021		Kings III Of America, LLC	46.55	6197	11/08/2021	Pool Phone monthly expense
2110889	12/07/2021		Kings III Of America, LLC	46.55	6210	12/07/2021	Pool Phone monthly expense
2130439	12/22/2021		Kings III Of America, LLC	49.34	6216	12/22/2021	Monthly Pool Phone Skyline
				654.49			
6810 - Utilities							
530321-178122	01/04/2021		College Station Utilities	1,407.30	6075	01/07/2021	
530321-178068	01/04/2021		College Station Utilities	52.98	6075	01/07/2021	
530321-178018	01/04/2021		College Station Utilities	172.96	6075	01/07/2021	
530321-177962	01/04/2021		College Station Utilities	81.12	6075	01/07/2021	
530321-177936	01/04/2021		College Station Utilities	84.10	6075	01/07/2021	
530321-226484	01/04/2021		College Station Utilities	271.10	6075	01/07/2021	
530321-226484	02/04/2021		College Station Utilities	56.00	6090	02/08/2021	Electric for irrigation
530321-177936	02/04/2021		College Station Utilities	87.10	6090	02/08/2021	BLDG C - Electric

530321-177962	02/04/2021		College Station Utilities	87.46	6090	02/08/2021	BLDG U - Electric
530321-178018	02/04/2021		College Station Utilities	147.00	6090	02/08/2021	BLD G - Electric
530321-178068	02/04/2021		College Station Utilities	53.28	6090	02/08/2021	BLDG N - Electric
530321-178122	02/04/2021		College Station Utilities	1,477.45	6090	02/08/2021	Water Bill
530321-178018	03/08/2021		College Station Utilities	174.39	6100	03/08/2021	BLD G Electric
530321-177962	03/08/2021		College Station Utilities	80.52	6100	03/08/2021	BLDG U - Electric
530321-177936	03/08/2021		College Station Utilities	84.25	6100	03/08/2021	BLDG C - Electric
530321-226484	03/08/2021		College Station Utilities	32.95	6100	03/08/2021	Electric for Irrigation
530321-178122	03/08/2021		College Station Utilities	1,709.25	6100	03/08/2021	Water Bill
530321-178068	03/08/2021		College Station Utilities	50.42	6100	03/08/2021	BLDG N - Electric
530321-226484	04/06/2021		College Station Utilities	32.95	6111	04/07/2021	1904 Dartmouth ST IRRG -electric
530321-177936	04/06/2021		College Station Utilities	74.59	6111	04/07/2021	1904 Dartmouth ST BLD C HL -electric
530321-177962	04/06/2021		College Station Utilities	64.36	6111	04/07/2021	1904 Dartmouth ST BLD U HL - electric
530321-178018	04/06/2021		College Station Utilities	152.96	6111	04/07/2021	1904 Dartmouth ST BLD G HL - electric
530321-178068	04/06/2021		College Station Utilities	43.18	6111	04/07/2021	1904 Dartmouth ST BLD N HL - electric
530321-178122	04/06/2021		College Station Utilities	1,016.90	6111	04/07/2021	1904 Dartmouth ST NS - Water Bill
530321-226484	05/04/2021		College Station Utilities	32.95	6122	05/07/2021	1904 Dartmouth ST IRRG -electric
530321-177936	05/04/2021		College Station Utilities	81.23	6122	05/07/2021	1904 Dartmouth ST BLD C HL -electric
530321-177962	05/04/2021		College Station Utilities	77.04	6122	05/07/2021	1904 Dartmouth ST BLD U HL - electric
530321-178018	05/04/2021		College Station Utilities	153.55	6122	05/07/2021	1904 Dartmouth ST BLD G HL - electric
530321-178068	05/04/2021		College Station Utilities	48.01	6122	05/07/2021	1904 Dartmouth ST BLD N HL - electric
530321-178122	05/04/2021		College Station Utilities	1,593.35	6122	05/07/2021	1904 Dartmouth ST NS - Water Bill
530321-226484	06/06/2021		College Station Utilities	32.95	6134	06/06/2021	utilities - electrical -sprinkler / IRRG
530321-177936	06/06/2021		College Station Utilities	71.71	6134	06/06/2021	utilities - electrical - security light / BLD C HL
530321-177962	06/06/2021		College Station Utilities	61.81	6134	06/06/2021	utilities - electrical / BLD U HL
530321-178018	06/06/2021		College Station Utilities	160.91	6134	06/06/2021	utilities - electrical / BLD G HL
530321-178068	06/06/2021		College Station Utilities	42.88	6134	06/06/2021	utilities - electrical - security light / BLD N HL
530321-178122	06/06/2021		College Station Utilities	1,334.10	6134	06/06/2021	utilities - water - roadway maintenance fee / NS
530321-226484	07/05/2021		College Station Utilities	32.95	6143	07/06/2021	utilities - 1904 Dartmouth IRRG - electric - sprinkler
530321-177936	07/05/2021		College Station Utilities	77.00	6143	07/06/2021	utilities - 1904 Dartmouth BLD C HL - electric - security light
530321-177962	07/05/2021		College Station Utilities	80.67	6143	07/06/2021	utilities - 1904 Dartmouth BLD U HL - electric
530321-178018	07/05/2021		College Station Utilities	199.87	6143	07/06/2021	utilities - 1904 Dartmouth BLD G HL - electric
530321-178068	07/05/2021		College Station Utilities	54.04	6143	07/06/2021	utilities - 1904 Dartmouth BLD N HL Electric - security light
530321-178122	07/05/2021		College Station Utilities	1,373.75	6143	07/06/2021	utilities - 1904 Dartmouth NS - water - roadway maint.
530321-178018	08/05/2021		College Station Utilities	181.94	6158	08/06/2021	monthly utilities- electric BLDG GHL
530321-178068	08/05/2021		College Station Utilities	56.81	6158	08/06/2021	monthly utilities- electric BLDG NHL
530321-178122	08/05/2021		College Station Utilities	1,163.30	6158	08/06/2021	monthly utilities- water/roadway fee 1904 NS
530321-177962	08/05/2021		College Station Utilities	81.87	6158	08/06/2021	monthly utilities- electric BLDG UHL
530321-177936	08/05/2021		College Station Utilities	74.89	6158	08/06/2021	monthly utilities- electric/security light BLDG CHL
530321-226484	08/05/2021		College Station Utilities	32.95	6158	08/06/2021	monthly utilities- electric/sprinkler 1904 Irrigation
530321-178068	09/08/2021		College Station Utilities	57.37	6175	09/08/2021	1904 Dartmouth ST BLD B HL - utilities - electrical - security lights
530321-177936	09/08/2021		College Station Utilities	75.19	6175	09/08/2021	1904 Dartmouth St BLD C HL - utilities - electrical - security lights
530321-177962	09/08/2021		College Station Utilities	78.86	6175	09/08/2021	1904 Dartmouth AT BLD U HL - utilities - electric
530321-178018	09/08/2021		College Station Utilities	204.41	6175	09/08/2021	1904 Dartmouth ST BLD G HL - utilities - electric
530321-178122	09/08/2021		College Station Utilities	1,181.60	6175	09/08/2021	1904 Dartmouth ST NS - utilities - water - roadway Maintenance fee
530321-226484	09/08/2021		College Station Utilities	32.96	6175	09/08/2021	1904 Dartmouth ST IRRG - utilities - electric - sprinkler - sanitation
530321-226484	10/07/2021		College Station Utilities	146.71	6181	10/08/2021	1904 Dartmouth ST IRRG - utilities - electric - sprinkler - sanitation
530321-177936	10/07/2021		College Station Utilities	79.56	6181	10/08/2021	1904 Dartmouth St BLD C HL - utilities - electrical - security lights
530321-177962	10/07/2021		College Station Utilities	86.26	6181	10/08/2021	1904 Dartmouth AT BLD U HL - utilities - electric
530321-178018	10/07/2021		College Station Utilities	219.57	6181	10/08/2021	1904 Dartmouth ST BLD G HL - utilities - electric
530321-178068	10/07/2021		College Station Utilities	58.72	6181	10/08/2021	1904 Dartmouth St BLD N HL - utilities -electric -security light
530321-178122	10/07/2021		College Station Utilities	1,346.30	6181	10/08/2021	1904 Dartmouth ST NS - utilities - water - roadway Maintenance fee
530321-177936	11/04/2021		College Station Utilities	79.40	6196	11/08/2021	1904 Dartmouth St BLD C HL - utilities - electrical - security lights
530321-177962	11/04/2021		College Station Utilities	85.19	6196	11/08/2021	1904 Dartmouth AT BLD U HL - utilities - electric
530321-178018	11/04/2021		College Station Utilities	200.66	6196	11/08/2021	1904 Dartmouth ST BLD G HL - utilities - electric
530321-178068	11/04/2021		College Station Utilities	64.00	6196	11/08/2021	1904 Dartmouth St BLD N HL - utilities -electric -security light
530321-178122	11/04/2021		College Station Utilities	1,520.25	6196	11/08/2021	1904 Dartmouth ST NS - utilities - water - roadway Maintenance fee
530321-226484	11/04/2021		College Station Utilities	368.46	6196	11/08/2021	1904 Dartmouth ST IRRG - utilities - electric - sprinkler - sanitation
530321-178018	12/07/2021		College Station Utilities	160.99	6209	12/07/2021	1904 Dartmouth ST BLD G HL - utilities - electric
530321-178068	12/07/2021		College Station Utilities	50.72	6209	12/07/2021	1904 Dartmouth St BLD N HL - utilities -electric -security light
530321-226484	12/07/2021		College Station Utilities	264.46	6209	12/07/2021	1904 Dartmouth ST IRRG - utilities - electric - sprinkler - sanitation
530321-177962	12/07/2021		College Station Utilities	88.66	6209	12/07/2021	1904 Dartmouth ST BLD U HL - utilities - electric
530321-177936	12/07/2021		College Station Utilities	81.53	6209	12/07/2021	1904 Dartmouth St BLD C HL - utilities - electrical - security lights
530321-178122	12/07/2021		College Station Utilities	1,480.60	6209	12/07/2021	1904 Dartmouth ST NS - utilities - water - roadway Maintenance fee
530321-226484 - ACH	12/14/2021		College Station Utilities	264.46			Electric/Sprinkler/Sanitation Irrigation
530321-178122 - ACH	12/14/2021		College Station Utilities	1,480.60			Water
530321-178068 - ACH	12/14/2021		College Station Utilities	50.72			Electric/Security Light Building N

531321-178018 - ACH	12/14/2021		College Station Utilities	160.99			Electric Building G
530321-177962 - ACH	12/14/2021		College Station Utilities	88.66			Electric Building U
530321-177936 - ACH	12/14/2021		College Station Utilities	81.53			Electric/Security Light Building C
				24,734.29			
Total				343,428.16			

Delinquency (As Of)

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

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
Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840		
●	██	48.00
●	████████████████	27.00
●	████████████████	70.00
●	████████████████████████████████████	170.62
●	████████████████████	157.02
●	████████████████	75.00
		547.64
Total		547.64



Bob Walker
 Real Properties
 bobw@beatbcs.com
 Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/24/22 at 5:27 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/24/2022 to 01/04/2021 Property Sub Type is 'Condo' Subdivision Code is 'Wood Brook Condo'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21002064	1904 Dartmouth Street #A/A-1		1	1/1	NONE	Wood Brook Cond	1982	814	\$141.28	\$115,000	\$113,000	\$138.82	06/01/2021	98.26	94
20017559	1904 Dartmouth Street #F/F-3		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$116.76	\$140,000	\$134,000	\$111.76	02/12/2021	95.71	90
21000505	1904 Dartmouth K-2		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$115.93	\$139,000	\$134,500	\$112.18	04/07/2021	96.76	64
21000766	1904 Dartmouth Street #C/C-3		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$116.76	\$140,000	\$140,000	\$116.76	04/21/2021	100.00	83
21004813	1904 Dartmouth H-2		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$119.68	\$143,500	\$140,000	\$116.76	06/18/2021	97.56	66
21005214	1904 Dartmouth Q-4		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$118.02	\$141,500	\$141,500	\$118.02	06/04/2021	100.00	32
21010164	1904 Dartmouth Street #L L-1		2	2/1	NONE	Wood Brook Cond	1982	1,151	\$124.24	\$143,000	\$143,000	\$124.24	09/27/2021	100.00	71
21010074	1904 Dartmouth Street #G-G-1		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$118.02	\$141,500	\$144,000	\$120.10	08/20/2021	101.77	21
21004558	1904 Dartmouth Street #K/K-4		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$118.85	\$142,500	\$144,500	\$120.52	05/18/2021	101.40	11
21010760	1904 Dartmouth Street #D/D-3		2	2/1	NONE	Wood Brook Cond	1982	1,151	\$129.45	\$149,000	\$149,000	\$129.45	08/23/2021	100.00	17
21007942	1904 Dartmouth Street #M/M-4		2	2/1	NONE	Wood Brook Cond	1982	1,151	\$125.98	\$145,000	\$150,000	\$130.32	07/16/2021	103.45	35
21010108	1904 Dartmouth Street #S-S-1		2	2/1	NONE	Wood Brook Cond	1982	1,199	\$119.68	\$143,500	\$155,000	\$129.27	08/20/2021	108.01	35
21012602	1904 Dartmouth Street #B-B-1		2	2/1	NONE	Wood Brook Cond	1982	1,151	\$129.45	\$149,000	\$160,000	\$139.01	10/12/2021	107.38	40

# LISTINGS:	13	Medians:	1982	1,199	\$119.68	\$142,500	\$143,000	\$120.52	100.00	40
Minimums:		1982	814	\$115.93	\$115,000	\$113,000	\$111.76	95.71	11	
Maximums:		1982	1,199	\$141.28	\$149,000	\$160,000	\$139.01	108.01	94	
Averages:		1982	1,155	\$122.62	\$140,962	\$142,192	\$123.63	100.79	51	

Quick Statistics (13 Listings Total)

	Min	Max	Average	Median
List Price	\$115,000	\$149,000	\$140,962	\$142,500
Sold Price	\$113,000	\$160,000	\$142,192	\$143,000

*** 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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 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.

WOOD BROOK HOME OWNERS ASSOCIATION

2022 BUDGET

INCOME - 96 units	\$180,513.00	
Less Delinquency	<u>\$3,610.00</u>	2%
Total Income	\$176,903.00	

EXPENSES

General Maintenance	\$20,003.00
Insurance	\$53,000.00
Legal Fees	\$500.00
Lawn/Property Maintenance	\$22,500.00
Management Fees	\$13,000.00
Parking Lot	\$10,000.00
Pest Control	\$2,400.00
Porter Service	\$5,500.00
Pool Expense	\$6,000.00
Professional Fees	\$400.00
Telephone Service	\$600.00
Utilities	\$24,000.00
Contingency & Reserves	<u>\$19,000.00</u>
Total Expenses	\$176,903.00

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840

April 6th, 2021 @ 5:30pm

Meeting was called to order at 5:47 pm

Bid packet

Expenses are in line

Increases in water usage due to leaks- some caused by the freeze, not a big increase

College Station utilities have increased- property is going to look into why this occurred

No delinquencies reported

Motion to approve Financial Report Dr Karl, second Kelsey, approved by all

To add lighting around the complex

Motion to use Constant Current made by Carrie, Second by Dr Karl approved by all

Power wash the complex

Motion to use Chad's power wash made by Dr Karl, second by Carrie approved by all

Motion to add one doggie station behind the L building made by Carrie, second by Dr Karl, approved by all

New business

Pool to open May 1st

Carrie made a motion to update Kl's term, Second by Dr Karl, approved by all.

Next meeting July 6, 2021 @ 5:30 pm

Meeting Adjourned at 7:31 pm

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840

JULY 6TH 2021 @ 5:30 PM

1. Call Meeting to Order
 - a. 5:40 pm
2. Review the meeting minutes
 - a. Carrie is going to add a header and make edits
 - b. Approval via email
3. Financial reports
 - a. Cash Flow in the positive
 - b. Delinquencies
 - i. 3 units for \$351.83
 - c. Motion to approve financial report by Karl, seconded by Kelsey, approved by All
4. Old Business
 - a. Parking Lot Repairs Bid
 - i. Eli castenda bid approved by all and we will move forward
 - ii. Start date will be sent out
 - iii. With the weather there might be additional areas
 - b. Lighting project
 - i. More lights are out A and I sent to Constant current seem to been during storms
 - ii. Building N
 - iii. Trim tree
 - c. Mailbox
 - i. Its painted just need the message box added
 - d. Doggie stations
 - i. Everything is good!
 - e. Landscaping designs
 - i. Not a lot of companies want to make a design without payment of the bids
 - ii. Fastsigns
 1. \$80 an hour to make a design for the complex
 - a. 1-1.5 hr to make the sign design
 2. \$2,000 for 2 new signs
 - iii. TGC landscape
 1. Meet with scotty sometime to go over the landscaping at the complex
 2. New price \$2769.987
 3. Approval pending on pictures
 - f. Bank Accounts
 - i. Have not been moved yet: Signers for accounts with Guaranty bank will be as follows:
 1. Karl is being added as a signer to the operating and reserve account
 2. Terry is being added as a signer to the operating account
 3. Carrie is being added as a signer to the operating and reserve account
5. New Business

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840

- a. New Texas property codes that affect the HOA
 - i. A video will be sent these new codes will go into effect via September 1st
 - b. New Roofs
 - i. The roof companies will be coming out to look at roof damage
 - ii. Look at chimney caps to see if they need to be replaced
 - c. Look at siding on the L building to see if there is hail damages
 - d. Jenifer - Resigned from the board and we approved
 - i. Appointment of a possible new secretary at the annual meeting
- 6. Next Meeting Oct 5 2021 @ 5:30 pm**
7. Adjourn- 6:46 pm
- a. Motion by Carrie, Second by Karl approved by all

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.
903 Texas Ave South, College Station, TX 77840
October 5, 2021

1. Call meeting to order
 - a. 5:57 pm
2. Reviewed minutes
 - a. April
 - i. Motion to approve Karl, seconded by Kelsey, approved by all
 - b. July
 - i. Motion to approve Karl, seconded by Kelsey, approved by all
 1. Signed for the bank
3. Financial report - 3rd quarter
 - a. Cash flow
 - i. We are in the negative due to the parking lot repairs but all are in order
 - b. Expenses
 - c. Delinquency report
 - i. Total amount owed as of 09/30/2021 \$1427.38
4. Old business
 - a. Parking lot repairs
 - i. Check up on the project. One section might have been completed.
 - b. Lighting project
 - i. Done
 - c. Mailbox update
 - i. Done
 - d. Power washing
 - i. Done
 - e. Landscaping designs
 - i. Waiting for the bid
 - f. Chimney caps
 - i. Waiting for the bid
 - ii. C2 roof leak gap between the siding and the chimney-Freddy completed this project for us.
 - g. Switching bank accounts
 - i. The board has authorized for Carrie to close out all 3 Wells Fargo accounts (insurance, reserve and operating/checking) and deposit the money to the 2 Guaranty bank accounts (operating/checking account and reserve account)
 1. Motion to approve Karl, seconded by Kelsey, approved by all
 - h. Roof inspection
 - i. Roofing Company checked & we do not have any hail damage
 - ii. Shingles seem to be coming up on some units we are going to double check. Our roof is still under warranty.

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BEAL PROPERTIES INC.

903 Texas Ave South, College Station, TX 77840

- i. Siding bid
 - i. Waiting
- j. Pool design bid
 - i. Waiting
- k. Sign design
 - i. Fast sign - waiting for designs

5. New business

- a. Annual meeting
 - i. Annual meeting **Tuesday Jan 25th 6-7pm**
- b. Management certificate
 - i. Every HOA needs one filed with State
 - ii. Made a motion to hire an attorney to get the the management certificate completed
 - 1. Motion by Carrie, seconded by Karl, approved by all
- c. Power washing
 - i. 1 unit needs to get cleaned and approved to have completed
- d. Have someone walk property for door color variances and cable/wires incorrectly installed
 - i. Send out violation/notices
 - 1. Ask owners to fix it
 - ii. Have a bid to cut old wires
- e. Send out a general notice
 - i. About door color
 - ii. No parking passes
 - iii. General upkeep
- f. Notice about pest control services
 - i. When they are on property
 - ii. Owners get a discount when he is on property
- g. New parking lot bid for the 2022 budget and planning
- h. Please inform Carrie of any 2022 major projects would like to have included for 2022 budget

6. Next meeting

- a. **Board meeting Tuesday Jan 4th at 5:30pm- 6:30 pm**

7. Adjourn - 7:20 pm

- a. Motion by Carrie, seconded by Karl, approved by all