

Woodsman Owners Association



Annual Meeting
Saturday, October 11, 2014 10:00 am

Web page: <http://www.woodsmanhoa.com/home/>

Make payments: Use payment button on home page

BVP Management, Inc /Division of Century 21, Beal

903 S. Texas Ave. S. College Station, Texas 77840

979-764-2500 979-764-0508 (fax)

The Woodsman Condominium Home Owners Association is requesting your attendance for the 2014 annual meeting to be held at the meeting room at Krogers, 3534 Longmire Drive, College Station, TX 77845, on Saturday, October 11th, 2014 at 10:00 am.

If you cannot be there and would still like to be involved, please have the attached proxy signed and turned in by 5:30pm October 10th, 2014. You can mail it to Century 21, Beal, 903 Texas Ave. S., College Station, Texas 77840, and Attention: Joey Condon, or email to joeyc@century21bcs.com or fax it to (979) 764-0508.

Agenda:

1. Welcome, Introduction of President & Board members.
 2. Roll Call, certification of attendees, quorum declaration(yes/no)
 3. Approval of previous annual meeting minutes
 4. 2013 Woodsman's HOA review
 5. Financial Reports:
 - a. Final 2013 Financial Report
 - b. 2014 Current Financial Report
 - c. Reserve Account
 - d. Delinquent Dues Report
 - e. 2015 Proposed Budget with Approval
 - f. Insurance
 6. Sales Report
 7. Maintenance Issues
 - a. Flooding issues and repair strategy
 - b. ~~Parking Lot upgrades and proposed bids for future improvements~~
 - c. ~~Landscape committee - Report~~
 8. Election or Reinstatement of Officers and Board
 9. New Business
 10. Adjourn
-

BVP Management/Century 21, Beal

**Woodsman Homeowners' Association
Proxy**

This proxy must be received by October ^{16 15} ~~10~~, 20~~14~~, mailed, faxed or e-mailed to BVPM, 903 S. Texas Ave. College Station, Texas 77840. (fax 979-764-0508) (terryt@century21bcs.com or joeyc@century21bcs.com *Bobw@century21bcs.com*)

Circle one of the names below or write in a Woodsman HOA member's name to represent your proxy.

I hereby appoint the following Woodsman's HOA Member as my proxy:

President, Rosemary Walzem

Secretary, Beverly Wilson

Treasurer, Judy Been

Member, Tom Wilson

BVPM/ Century 21, Beal representative

Or

Write in name: _____

To act and to vote for me on all matters that may come before the annual meeting of the membership of the Woodsman Homeowner's Association held in College Station, Texas, October ~~10~~, 2014.

17, 2015

Owner (s) _____

Unit number _____

E-mail address _____

Phone Number _____

Woodsman Condominium Home Owner Association 2013 Annual Meeting Minutes

October 26, 2013 10:00 am. Meeting Room at Kroger, 3534 Longmire Dr. College Station, Texas.

Rosemary Walzem called meeting to order, established with sign in sheets that a quorum was not present. The HOA board was introduced.

President: Rosemary Walzem #19

Treasurer/Vice President: Judy Been, # 46

Secretary: Elaine Barnette, #41

Members: Tom Wilson & Beverly Wilson #20.

Rosemary noted that the property was now being managed by Century 21 BVPM, 903 Texas Ave S, College Station, TX 77840 (979) 764-2500

Mr. Terry Thigpen introduced his group: Mr. John Litton, day to day property manager and Mr. Mel Morgan, property porter.

Mr. Litton explained how to report maintenance issues on the web-site (<http://www.woodsmanhoa.com/home>). He also discussed if any signs of theft or vandalism, need to call College Station Police non-emergency phone number.

Rosemary went over the drainage work that had been completed. Discussed the trees to be treated, and removed. She asked if anyone would be interested in being on the board to please contact her or Mr. Thigpen.

In the treasurer's report Judy Been discussed that the HOA dues will not increase, in part due to lower costs including much lower legal fees. Ms. Been also discussed procedures now in place to seek bids for large projects and that the management group was acting to obtain bids. It was noted by Rosemary that some bids were challenging to obtain for while we considered the projects to be "large" many contractors considered our projects too small to bid on. Jon Tucker Construction has been one company that has reliably bid on projects and has done good work for the HOA thus far and so is often the winning bid.

Other bids that were sought largely to determine cost were for a sprinkler system which would run around \$50,000. Bids had also been obtained for some concrete work for the driveways. Rosemary asked for discussion on how the homeowners would prioritize the various projects. The homeowners were unanimous that they wanted the drainage and concrete work done first.

The budget was discussed and Rosemary went over 2013 Projected Actual Budget and the 2014 Proposed Budget. There was a discussion on putting lien's on the units that are past due on

their dues. Units 4 & 11. Mr. Litton said that llens would be placed on these properties the following week.

No additional business was brought up from the floor and the meeting was a adjourned.

Terry I don't have the sign in sheets – If you can help fill this part in

Attendees: Lana Graves-Unit 5, Dixie Kee-Unit 6, Tom & Beverly Willson-Unit 20, Rosemary Walzem-Unit 19, Gus Pietsch-Units 23&24, Kathryn Maddox-Unit 39, Carollne Hermann-Unit 42, Diane Bergmann-Unit 62, Sandra Moldas-Unit, Elaine Barnett-Unit 41, Robbie & James Lukeman-Unit 21, Gerry & Margaret Brower-Unit 15, Sonya Bouse-Unit 34, Carla Wiseniske-Unit?, Carmen Smith-Unit?, I can't make out the owners name in the unit next to Rosemary-Unit 18. (Rosemary, if you can help with these in red that would be good).

Cash Flow (Cash)
The Woodsman Owners Assoc. - (woodsman)
October 2013 - September 2014

| | Period to Date | % |
|-------------------------------------|-------------------|---------------|
| INCOME | | |
| RENT INCOME | | |
| Late Fees\NSF Rent | 495.00 | 0.48 |
| Homeowners Association Dues | 103,367.57 | 99.24 |
| Transfer Fee | 300.00 | 0.29 |
| NET RENT INCOME | 495.00 | 0.48 |
| OTHER INCOME | | |
| TOTAL OTHER INCOME | 300.00 | 0.29 |
| TOTAL INCOME | 104,162.57 | 100.00 |
| EXPENSES | | |
| Capital Improvements / Construction | 30,524.00 | 29.30 |
| Electrical Repairs | 263.31 | 0.25 |
| Exterior furnishings | -160.38 | -0.15 |
| Fence Repair | 1,005.16 | 0.96 |
| General Maintenance | 1,623.63 | 1.56 |
| HOA/Dues expense | -417.00 | -0.40 |
| Insurance | 0.00 | 0.00 |
| Escrow | 12,000.00 | 11.52 |
| Keys/Locks | 12.03 | 0.01 |
| Legal Fees (HOA) | 118.63 | 0.11 |
| Lawn/Property Maintenance | 17,007.50 | 16.33 |
| Maintenance Supplies | 590.57 | 0.57 |
| Maint. Mgmt. Fee | 6,000.00 | 5.76 |
| Misc. Property Expense | 148.20 | 0.14 |
| Office Expenses | 124.54 | 0.12 |
| Pest Control | 1,991.80 | 1.91 |
| Plumbing Expense | 1,720.39 | 1.65 |
| Porter Service | 4,015.31 | 3.85 |
| Postage | 82.36 | 0.08 |
| Professional Fees | 1,770.00 | 1.70 |
| Roofing Expense | 130.00 | 0.12 |
| Sign Expense | 1,717.60 | 1.65 |
| Trash Pick-up | 189.44 | 0.18 |
| Utilities | 11,642.82 | 11.18 |
| TOTAL DIRECT EXPENSES | 92,099.91 | 88.42 |
| TOTAL EXPENSES | 92,099.91 | 88.42 |
| NET INCOME | 12,062.66 | 11.58 |
| ADJUSTMENTS | | |
| Prepaid Rent | -530.00 | |
| TOTAL CAPITAL | 0.00 | |
| TOTAL ADJUSTMENTS | -530.00 | |
| CASH FLOW | 11,532.66 | |
| Beginning Cash | 32,587.45 | |

Cash Flow (Cash)
The Woodsman Owners Assoc. - (woodsman)
October 2013 - September 2014

| | <u>Period to Date</u> | <u>%</u> |
|----------------|-----------------------|----------|
| Ending Balance | 44,120.11 | |

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 10/2013 - 09/2014
Check Date: 10/2013 - 09/2014

Page 1
10/3/2014
09:43 AM
aptshoa

| Ctrl# | Invoice Number | Invoice Date | Property | Payee | Payable Account | Amount | Unpaid Amount | Check Number | Check Date | Description |
|--|----------------|--------------|-------------------|-------|-----------------|-----------|---------------|--------------|------------|------------------------------------|
| 2270 Clearing-Tenant Deposits | | | | | | | | | | |
| 214790 | :Refund | 07/31/14 | woodsman xgunnj | | 2200 | 658.26 | | 107642 | 07/31/14 | Move out refund |
| | | | | | | 658.26 | 0.00 | | | |
| 3300 Capital Improvements / Constructio | | | | | | | | | | |
| 213185 | 707 | 09/25/13 | woodsman Jontucke | | 2200 | 23,024.00 | | 106983 | 10/09/13 | Woodsman / miscellaneous cons |
| 214587 | Woodsman | 06/09/14 | woodsman eliso | | 2200 | 7,500.00 | | 107558 | 06/09/14 | Replaced section of drive way ri |
| | | | | | | 30,524.00 | 0.00 | | | |
| 3390 Electrical Repairs | | | | | | | | | | |
| 213560 | 88348 | 12/18/13 | woodsman britt | | 2200 | 263.31 | | 107139 | 12/27/13 | Woodsman - Repaired security li |
| | | | | | | 263.31 | 0.00 | | | |
| 3405 Legal Fees Owners CB | | | | | | | | | | |
| 213380 | 6690 | 11/12/13 | woodsman peterso | | 2200 | 175.00 | | 107059 | 11/14/13 | Woodsman/Hyun /Review declar |
| 213381 | 6691 | 11/12/13 | woodsman peterso | | 2200 | 187.62 | | 107059 | 11/14/13 | Woodsman/Phillips/ Draft dema |
| 213443 | 6811 | 11/26/13 | woodsman peterso | | 2200 | 20.00 | | 107095 | 12/06/13 | Woodsman - Hyun - Recording f |
| 213444 | 6813 | 11/26/13 | woodsman peterso | | 2200 | 175.00 | | 107095 | 12/06/13 | Woodsman - Phillips - Draft De |
| | | | | | | 557.62 | 0.00 | | | |
| 3412 Exterior furnishings | | | | | | | | | | |
| 213232 | aluminum F | 10/23/13 | woodsman bvinc | | 2200 | -160.38 | | 344 | 10/23/13 | Reimburse aluminum frame cost |
| | | | | | | -160.38 | 0.00 | | | |
| 3430 Fence Repair | | | | | | | | | | |
| 214032 | 21426 | 02/13/14 | woodsman lfry | | 2200 | 855.16 | | 107284 | 03/06/14 | Built new fence and gate - Wood |
| 214350 | 4126 | 04/08/14 | woodsman lfry | | 2200 | 150.00 | | 107440 | 05/06/14 | Installed 2 new 4x4 fence post a |
| | | | | | | 1,005.16 | 0.00 | | | |
| 3455 General Maintenance | | | | | | | | | | |
| 213306 | 1326 | 11/01/13 | woodsman mel | | 2200 | 383.63 | | 107034 | 11/06/13 | Woodsman/ Security Lighting - fl |
| 213310 | 131014 | 10/14/13 | woodsman mel | | 2200 | 80.00 | | 107034 | 11/06/13 | Woodsman/ Painted exterior do |
| 213480 | 124570 | 11/20/13 | woodsman cruzcon | | 2200 | 400.00 | | 107090 | 12/06/13 | Woodsman - Carport Repair |
| 213621 | 131217-01 | 01/01/14 | woodsman mel | | 2200 | 45.00 | | 107160 | 01/06/14 | Woodsman #52 Front door issue |
| 213622 | 131206-01 | 01/01/14 | woodsman mel | | 2200 | 360.00 | | 107160 | 01/06/14 | Winterize supplies entire comple |
| 214345 | 4139 | 04/11/14 | woodsman lfry | | 2200 | 140.00 | | 107440 | 05/06/14 | Replared cracks in siding in front |
| 214384 | 4182-B | 04/30/14 | woodsman lfry | | 2200 | 135.00 | | 107440 | 05/06/14 | |
| 214392 | 140407-01 | 04/07/14 | woodsman mel | | 2200 | 45.00 | | 107449 | 05/06/14 | Changed out / installed new repl |
| 214708 | 140605-01 | 06/05/14 | woodsman mel | | 2200 | 35.00 | | 107602 | 07/07/14 | Disposal of several bikes near d |
| | | | | | | 1,623.63 | 0.00 | | | |
| 3471 Escrow | | | | | | | | | | |
| 213112 | notes-21311 | 10/01/13 | woodsman woodsman | | 2200 | 1,000.00 | | 106952 | 10/01/13 | Woodsman HOA reserve deposi |
| 213287 | notes-2132 | 11/01/13 | woodsman woodsman | | 2200 | 1,000.00 | | 107024 | 11/04/13 | Woodsman HOA reserve deposi |
| 213477 | notes-2134 | 12/01/13 | woodsman woodsman | | 2200 | 1,000.00 | | 107083 | 12/03/13 | Woodsman HOA reserve deposi |
| 213606 | notes-2136 | 01/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107155 | 01/06/14 | Woodsman HOA reserve deposi |
| 213773 | notes-2137 | 02/03/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107210 | 02/03/14 | Woodsman HOA reserve deposi |
| 213980 | notes-2139 | 03/03/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107275 | 03/03/14 | Woodsman HOA reserve deposi |
| 214188 | notes-2141 | 04/03/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107350 | 04/03/14 | Woodsman HOA reserve deposi |
| 214336 | notes-2143 | 05/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107426 | 05/01/14 | Woodsman HOA reserve deposi |
| 214513 | notes-2145 | 06/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107534 | 06/03/14 | Woodsman HOA reserve deposi |
| 214665 | notes-2146 | 07/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107593 | 07/01/14 | Woodsman HOA reserve deposi |
| 214817 | notes-2148 | 08/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107650 | 08/06/14 | Woodsman HOA reserve deposi |
| 214968 | notes-2149 | 09/01/14 | woodsman woodsman | | 2200 | 1,000.00 | | 107725 | 09/02/14 | Woodsman HOA reserve deposi |
| | | | | | | 12,000.00 | 0.00 | | | |
| 3472 Keys/Locks | | | | | | | | | | |
| 213233 | rekey mall b | 10/23/13 | woodsman mel | | 2200 | -145.00 | | 345 | 10/23/13 | Reimburse Woodsman for mall |
| 213355 | 131003-01 | 10/03/13 | woodsman mel | | 2200 | 45.00 | | 107052 | 11/13/13 | Woodsman - Mailbox lock - unit5 |
| 213356 | 131018-03 | 10/18/13 | woodsman mel | | 2200 | 45.00 | | 107052 | 11/13/13 | Woodsman - mailbox lock - unit2 |
| 213357 | 100313 | 10/03/13 | woodsman griffin | | 2200 | 17.32 | | 107049 | 11/13/13 | Woodsman- mailbox lock |
| 213859 | 152197/151 | 12/16/13 | woodsman griffin | | 2200 | 24.70 | | 107217 | 02/06/14 | Mailbox locks for HOA's |
| 214015 | 140221-01 | 02/21/14 | woodsman mel | | 2200 | 45.00 | | 107288 | 03/06/14 | Installed new mailbox lock #27 |
| 214701 | 154998 | 06/12/14 | woodsman griffin | | 2200 | 27.06 | | 107698 | 07/07/14 | Woodsman mailbox lock |
| 214710 | 140612 | 06/12/14 | woodsman mel | | 2200 | 37.95 | | 107602 | 07/07/14 | Installed new mailbox lock for #6 |

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 10/2013 - 09/2014
Check Date: 10/2013 - 09/2014

Page 2
10/3/2014
09:43 AM
aptshoa

| Ctrl# | Invoice Number | Invoice Date | Property | Payee | Payable Account | Amount | Unpaid Amount | Check Number | Check Date | Description |
|--------------------------------------|----------------|--------------|----------|----------|-----------------|-----------|---------------|--------------|------------|----------------------------------|
| | | | | | | 97.03 | 0.00 | | | |
| 473 Legal Fees (HOA) | | | | | | | | | | |
| 113946 | 7414 | 02/21/14 | woodsman | peterso | 2200 | 206.13 | | 107290 | 03/06/14 | WM/Draft title report/7414 |
| | | | | | | 206.13 | 0.00 | | | |
| 475 Lawn/Property Maintenance | | | | | | | | | | |
| 113148 | 10862 | 10/03/13 | woodsman | oneal | 2200 | 1,082.50 | | 106954 | 10/07/13 | Woodsman/ Lawn care |
| 113326 | 10969 | 11/05/13 | woodsman | oneal | 2200 | 1,353.13 | | 107035 | 11/06/13 | Woodsman/ Lawn Service |
| 113433 | 549 | 11/27/13 | woodsman | advancet | 2200 | 2,195.33 | | 107086 | 12/06/13 | Woodsman - Tree Care |
| 113495 | 11041 | 12/04/13 | woodsman | oneal | 2200 | 1,082.50 | | 107099 | 12/06/13 | Woodsman - Lawn Care |
| 113628 | 11107 | 12/31/13 | woodsman | oneal | 2200 | 1,082.50 | | 107161 | 01/06/14 | Montly lawn service Woodsman |
| 113833 | 11163 | 02/03/14 | woodsman | oneal | 2200 | 1,082.50 | | 107223 | 02/06/14 | Lawn service |
| 113917 | lawn maine | 02/18/14 | woodsman | beenj | 2200 | 176.32 | | 107250 | 02/18/14 | purchased lawn maintenance eq |
| 114020 | 11277 | 02/28/14 | woodsman | oneal | 2200 | 1,488.44 | | 107289 | 03/06/14 | Lawn service, cleaned roof & gut |
| 114089 | Reimburse | 03/12/14 | woodsman | twilson | 2200 | 29.81 | | 107313 | 03/17/14 | Reimburse Tom Wilson for lands |
| 114111 | Woodsman | 03/25/14 | woodsman | stonetur | 2200 | 125.57 | | 107329 | 03/24/14 | 3 cubic yards of Mulch (woodsm |
| 114146 | reimbursabl | 04/01/14 | woodsman | rwalzem | 2200 | 120.02 | | 107343 | 04/01/14 | Rosemary's reimbursable items |
| 114217 | 11351 | 04/07/14 | woodsman | oneal | 2200 | 1,082.50 | | 107371 | 04/07/14 | Woodsman/Lawn Service/11351 |
| 114286 | Woodsman | 04/18/14 | woodsman | xslump | 2200 | 266.88 | | 107404 | 04/21/14 | Removed tree near #35 at Wood |
| 114357 | 11411 | 04/30/14 | woodsman | oneal | 2200 | 1,082.50 | | 107437 | 05/06/14 | Monthly lawn maintenance, spot |
| 114443 | WM-37 | 05/20/14 | woodsman | bvsgts | 2200 | 427.00 | | 107478 | 05/20/14 | WOODSMAN #37 TREE TRIM |
| 114443 | WM-37 | 05/20/14 | woodsman | bvsgts | 2200 | -427.00 | | 107478 | 05/20/14 | WOODSMAN #37 TREE TRIM |
| 114443 | WM-37 | 05/20/14 | woodsman | bvsgts | 2200 | 427.00 | | 107480 | 05/20/14 | WOODSMAN #37 TREE TRIM |
| 114564 | 11460 | 05/31/14 | woodsman | oneal | 2200 | 1,082.50 | | 107543 | 06/05/14 | Monthly lawn service at Woods |
| 114674 | 11552 | 06/30/14 | woodsman | oneal | 2200 | 1,082.50 | | 107603 | 07/07/14 | Monthly lawn service |
| 114847 | 11610 | 08/06/14 | woodsman | oneal | 2200 | 1,082.50 | | 107662 | 08/07/14 | |
| 115011 | 11648 | 09/02/14 | woodsman | oneal | 2200 | 1,082.50 | | 107748 | 09/08/14 | |
| | | | | | | 17,007.50 | 0.00 | | | |
| 620 Maintenance Supplies | | | | | | | | | | |
| 113622 | 131206-01 | 01/01/14 | woodsman | mel | 2200 | 415.18 | | 107160 | 01/06/14 | Winterize supplies entire comple |
| 113623 | 1334 | 01/01/14 | woodsman | mel | 2200 | 26.06 | | 107160 | 01/06/14 | Porter Service Woodsman HOA |
| 113839 | 1338 | 01/31/14 | woodsman | mel | 2200 | 6.81 | | 107222 | 02/06/14 | Monthly porter service / mainten |
| 114164 | 1446 | 04/02/14 | woodsman | mel | 2200 | 17.49 | | 107363 | 04/07/14 | Woodsman/1446/BC |
| 114391 | 1451 | 05/01/14 | woodsman | mel | 2200 | 107.52 | | 107449 | 05/06/14 | Monthly porter service & supplie |
| 114822 | 1466 | 07/30/14 | woodsman | mel | 2200 | 17.51 | | 107669 | 08/07/14 | |
| | | | | | | 590.57 | 0.00 | | | |
| 630 Maint. Mgmt. Fee | | | | | | | | | | |
| 113110 | notes-21311 | 10/01/13 | woodsman | office | 2200 | 500.00 | | 106951 | 10/01/13 | Woodsman HOA Management f |
| 113285 | notes-2132 | 11/01/13 | woodsman | office | 2200 | 500.00 | | 107020 | 11/04/13 | Woodsman HOA Management f |
| 113475 | notes-2134 | 12/01/13 | woodsman | office | 2200 | 500.00 | | 107082 | 12/03/13 | Woodsman HOA Management f |
| 113604 | notes-2136 | 01/01/14 | woodsman | office | 2200 | 500.00 | | 107154 | 01/06/14 | Woodsman HOA Management f |
| 113771 | notes-2137 | 02/03/14 | woodsman | office | 2200 | 500.00 | | 107205 | 02/03/14 | Woodsman HOA Management f |
| 113978 | notes-2139 | 03/03/14 | woodsman | office | 2200 | 500.00 | | 107274 | 03/03/14 | Woodsman HOA Management f |
| 114186 | notes-2141 | 04/03/14 | woodsman | office | 2200 | 500.00 | | 107349 | 04/03/14 | Woodsman HOA Management f |
| 114334 | notes-2143 | 05/01/14 | woodsman | office | 2200 | 500.00 | | 107425 | 05/01/14 | Woodsman HOA Management f |
| 114511 | notes-2145 | 06/01/14 | woodsman | office | 2200 | 500.00 | | 107529 | 06/03/14 | Woodsman HOA Management f |
| 114663 | notes-2146 | 07/01/14 | woodsman | office | 2200 | 500.00 | | 107586 | 07/01/14 | Woodsman HOA Management f |
| 114815 | notes-2148 | 08/01/14 | woodsman | office | 2200 | 500.00 | | 107648 | 08/06/14 | Woodsman HOA Management f |
| 114966 | notes-2149 | 09/01/14 | woodsman | office | 2200 | 500.00 | | 107724 | 09/02/14 | Woodsman HOA Management f |
| | | | | | | 6,000.00 | 0.00 | | | |
| 645 Misc. Property Expense | | | | | | | | | | |
| 114146 | reimbursabl | 04/01/14 | woodsman | rwalzem | 2200 | 148.20 | | 107343 | 04/01/14 | Rosemary's reimbursable items |
| | | | | | | 148.20 | 0.00 | | | |
| 666 Office Expenses | | | | | | | | | | |
| 113327 | 277857 | 10/31/13 | woodsman | copy | 2200 | 124.54 | | 107030 | 11/06/13 | Woodsman/ Meeting Packets |
| | | | | | | 124.54 | 0.00 | | | |
| 696 Pest Control | | | | | | | | | | |
| 113228 | 40001241 | 10/23/13 | woodsman | orkin | 2200 | 649.50 | | 107000 | 10/23/13 | Termite Warranty Woodsman |
| 113326 | 55384 | 10/01/13 | woodsman | rplee | 2200 | 108.25 | | 107036 | 11/06/13 | Woodsman/ Pest Control - splde |
| 113339 | 56781 | 11/05/13 | woodsman | rplee | 2200 | 108.25 | | 107053 | 11/13/13 | Woodsman - Pest Control |
| 113718 | 58674 | 01/17/14 | woodsman | rplee | 2200 | 108.25 | | 107184 | 01/17/14 | Woodsman/Pest control/58674/ |

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 10/2013 - 09/2014
Check Date: 10/2013 - 09/2014

| Ctrl# | Invoice Number | Invoice Date | Property | Payee | Payable Account | Amount | Unpaid Amount | Check Number | Check Date | Description |
|--------|----------------|--------------|----------------|-------|-----------------|----------|---------------|--------------|------------|------------------------------------|
| 213885 | 59746 | 02/04/14 | woodsman rplee | | 2200 | 108.25 | | 107224 | 02/06/14 | Pest Control Woodsman Condo |
| 214057 | 30299 | 03/04/14 | woodsman rplee | | 2200 | 108.25 | | 107301 | 03/07/14 | |
| 214207 | 61115 | 04/07/14 | woodsman rplee | | 2200 | 108.25 | | 107364 | 04/07/14 | Woodsman/Pest Control/61115/ |
| 214343 | 61150 | 04/04/14 | woodsman rplee | | 2200 | 43.30 | | 107439 | 05/06/14 | RODENTS CHEWED HOLE IN |
| 214407 | 62473 | 05/06/14 | woodsman rplee | | 2200 | 108.25 | | 107462 | 05/13/14 | Perimeter of bldg 1-22, joints, sl |
| 214676 | 63400 | 06/03/14 | woodsman rplee | | 2200 | 108.25 | | 107606 | 07/07/14 | Monthly pest control |
| 214733 | 64573 | 07/01/14 | woodsman rplee | | 2200 | 108.25 | | 107625 | 07/14/14 | |
| 214877 | 66028 | 08/05/14 | woodsman rplee | | 2200 | 108.25 | | 107683 | 08/11/14 | |
| 215023 | 67044 | 09/02/14 | woodsman rplee | | 2200 | 108.25 | | 107751 | 09/08/14 | |
| | | | | | | 1,883.55 | 0.00 | | | |

700 Plumbing Expense

| | | | | | | | | | | |
|--------|------------|----------|------------------|--|------|----------|------|--------|----------|------------------------------------|
| 213307 | 131011-02 | 10/11/13 | woodsman mel | | 2200 | 35.00 | | 107034 | 11/06/13 | Woodsman/ Replace Water hos |
| 213456 | 1131130-01 | 11/30/13 | woodsman mel | | 2200 | 35.00 | | 107094 | 12/06/13 | Woodsman - Shut water off for p |
| 213607 | 9140 | 12/30/13 | woodsman holman1 | | 2200 | 1,088.25 | | 107157 | 01/06/14 | Drain fitting split and leaking on |
| 213701 | 9212 | 01/15/14 | woodsman holman1 | | 2200 | 83.57 | | 107181 | 01/17/14 | Woodsman#39/Replaced leakin |
| 213705 | 9197 | 01/17/14 | woodsman holman1 | | 2200 | 89.07 | | 107181 | 01/17/14 | WM#9/Replaced leaking hose bt |
| 214346 | 10061 | 04/30/14 | woodsman holman1 | | 2200 | 73.75 | | 107434 | 05/08/14 | Replaced hose bib in rear of unit |
| 214984 | 11161 | 09/02/14 | woodsman holman1 | | 2200 | 255.75 | | 107738 | 09/08/14 | MAIN SUPPLY LINE BETWEEN |
| | | | | | | 1,660.39 | 0.00 | | | |

701 Porter Service

| | | | | | | | | | | |
|--------|------|----------|--------------|--|------|----------|------|--------|----------|----------------------------------|
| 213123 | 1322 | 10/01/13 | woodsman mel | | 2200 | 331.27 | | 106959 | 10/07/13 | Woodsman/ Property Main - Tra |
| 213305 | 1326 | 11/01/13 | woodsman mel | | 2200 | 300.00 | | 107034 | 11/06/13 | Woodsman/ Trash Pick Up |
| 213461 | 1330 | 12/01/13 | woodsman mel | | 2200 | 459.04 | | 107094 | 12/06/13 | Woodsman - Monthly Trash Pick |
| 213623 | 1334 | 01/01/14 | woodsman mel | | 2200 | 300.00 | | 107160 | 01/06/14 | Porter Service Woodsman HOA |
| 213839 | 1338 | 01/31/14 | woodsman mel | | 2200 | 375.00 | | 107222 | 02/06/14 | Monthly porter service / mainten |
| 214014 | 1442 | 03/01/14 | woodsman mel | | 2200 | 300.00 | | 107288 | 03/06/14 | Porter service monthly |
| 214164 | 1446 | 04/02/14 | woodsman mel | | 2200 | 300.00 | | 107363 | 04/07/14 | Woodsman/1446/BC |
| 214391 | 1451 | 05/01/14 | woodsman mel | | 2200 | 300.00 | | 107449 | 05/06/14 | Monthly porter service & supplie |
| 214547 | 1456 | 05/31/14 | woodsman mel | | 2200 | 375.00 | | 107542 | 06/05/14 | Porter service (may) extra week |
| 214705 | 1461 | 06/30/14 | woodsman mel | | 2200 | 300.00 | | 107602 | 07/07/14 | Porter service for June 2014 |
| 214822 | 1466 | 07/30/14 | woodsman mel | | 2200 | 300.00 | | 107669 | 08/07/14 | |
| 215027 | 1471 | 08/31/14 | woodsman mel | | 2200 | 375.00 | | 107765 | 09/08/14 | Monthly Porter Service |
| | | | | | | 4,015.31 | 0.00 | | | |

703 Postage

| | | | | | | | | | | |
|--------|------|----------|------------------|--|------|-------|------|--------|----------|---------------------|
| 213403 | 9787 | 10/20/13 | woodsman delucia | | 2200 | 82.36 | | 107074 | 11/27/13 | Woodsman - Mail Out |
| | | | | | | 82.36 | 0.00 | | | |

705 Professional Fees

| | | | | | | | | | | |
|--------|------------|----------|------------------|--|------|----------|------|--------|----------|--------------------------------|
| 213419 | 091113 | 09/11/13 | woodsman carterk | | 2200 | 895.00 | | 107072 | 11/27/13 | Woodsman - Audit for 12/31/12 |
| 215044 | 2013 Incom | 09/12/14 | woodsman carterk | | 2200 | 875.00 | | 107767 | 09/12/14 | Preparation of 2013 Income Tax |
| | | | | | | 1,770.00 | 0.00 | | | |

750 Roofing Expense

| | | | | | | | | | | |
|--------|-----------|----------|------------------|--|------|--------|------|--------|----------|----------------------------|
| 213479 | 011302013 | 11/30/13 | woodsman santlnl | | 2200 | 45.00 | | 107096 | 12/06/13 | Woodsman - Roof Repair |
| 214299 | 042320141 | 04/23/14 | woodsman santlnl | | 2200 | 85.00 | | 107413 | 04/25/14 | Woodsman #3 Replaced 4 dam |
| | | | | | | 130.00 | 0.00 | | | |

753 Sign Expense

| | | | | | | | | | | |
|--------|-------|----------|-------------------|--|------|----------|------|--------|----------|------------------------------|
| 213202 | 52782 | 10/01/13 | woodsman wakefiel | | 2200 | 1,717.60 | | 106988 | 10/14/13 | Woodsman/ Installed aluminum |
| | | | | | | 1,717.60 | 0.00 | | | |

776 Trash Pick-up

| | | | | | | | | | | |
|--------|--------|----------|-----------------|--|------|--------|------|--------|----------|--------------------------------|
| 214603 | 951368 | 06/11/14 | woodsman choice | | 2200 | 189.44 | | 107560 | 06/12/14 | Removed piles of limbs and deb |
| | | | | | | 189.44 | 0.00 | | | |

810 Utilities

| | | | | | | | | | | |
|--------|-----------|----------|---------------|--|------|--------|--|--------|----------|---------------------------------|
| 213235 | 122073170 | 10/16/13 | woodsman city | | 2200 | 632.81 | | 107016 | 11/04/13 | Woodsman - Security light & wat |
| 213236 | 122073170 | 10/16/13 | woodsman city | | 2200 | 51.50 | | 107016 | 11/04/13 | Woodsman - Electric |
| 213237 | 122073170 | 10/16/13 | woodsman city | | 2200 | 59.60 | | 107016 | 11/04/13 | Woodsman/ Electric |
| 213238 | 122073 | 10/16/13 | woodsman city | | 2200 | 30.47 | | 107016 | 11/04/13 | Woodsman/Electric |
| 213239 | 122073170 | 10/16/13 | woodsman city | | 2200 | 26.29 | | 107016 | 11/04/13 | Woodsman/Electric |
| 213240 | 122073170 | 10/16/13 | woodsman city | | 2200 | 48.01 | | 107016 | 11/04/13 | Woodsman-Electric |
| 213241 | 122073170 | 10/16/13 | woodsman city | | 2200 | 35.20 | | 107016 | 11/04/13 | Woodsman/Electric |

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 10/2013 - 09/2014
Check Date: 10/2013 - 09/2014

| Ctrl# | Invoice Number | Invoice Date | Property | Payee | Payable Account | Amount | Unpaid Amount | Check Number | Check Date | Description |
|--------|----------------|--------------|---------------|-------|-----------------|--------|---------------|--------------|------------|-------------------------------|
| 213242 | 122073170 | 10/16/13 | woodsman city | | 2200 | 14.00 | | | | |
| 213243 | 122073170 | 10/16/13 | woodsman city | | 2200 | 20.26 | | 107016 | 11/04/13 | Woodsman/Electric |
| 213244 | 122073170 | 10/16/13 | woodsman city | | 2200 | 69.92 | | 107016 | 11/04/13 | Woodsman/Electric |
| 213672 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 513.29 | | 107016 | 11/04/13 | Woodsman/Electric |
| 213673 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 56.84 | | 107170 | 01/08/14 | Utilities for Woodsman HOA |
| 213674 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 60.80 | | 107170 | 01/08/14 | Utilities for Woodsman |
| 213675 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 33.68 | | 107170 | 01/08/14 | Utilities for woodsman |
| 213676 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 28.19 | | 107170 | 01/08/14 | Utilities for Woodsman |
| 213677 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 45.71 | | 107170 | 01/08/14 | Utilities for Woodsman |
| 213678 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 57.14 | | 107170 | 01/08/14 | utilities for woodsman |
| 213679 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 15.38 | | 107170 | 01/08/14 | Utilities for Woodsman HOA |
| 213680 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 23.00 | | 107170 | 01/08/14 | Utilities for Woodsman |
| 213681 | 122073-170 | 12/20/13 | woodsman city | | 2200 | 80.90 | | 107170 | 01/08/14 | Utilities for Woodsman |
| 213793 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 74.18 | | 107170 | 01/08/14 | Woodsmans utilities |
| 213794 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 22.55 | | 371 | 12/12/13 | Utility Bill |
| 213795 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 14.62 | | 372 | 12/12/13 | utility bill |
| 213796 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 54.24 | | 373 | 12/12/13 | Utilities |
| 213797 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 56.38 | | 374 | 12/12/13 | utilities |
| 213798 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 28.19 | | 375 | 12/12/13 | utilities |
| 213799 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 33.68 | | 376 | 12/12/13 | utilities |
| 213800 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 67.82 | | 377 | 12/12/13 | utilities |
| 213801 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 62.11 | | 378 | 12/12/13 | utilities |
| 213802 | 122073-170 | 11/18/13 | woodsman city | | 2200 | 555.62 | | 379 | 12/12/13 | utilities |
| 213819 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 81.35 | | 380 | 12/12/13 | utilities |
| 213820 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 23.00 | | 107216 | 02/06/14 | Utilities |
| 213821 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 14.93 | | 107216 | 02/06/14 | Utilities |
| 213822 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 55.63 | | 107216 | 02/06/14 | Utilities |
| 213823 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 45.56 | | 107216 | 02/06/14 | Utilities |
| 213824 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 19.66 | | 107216 | 02/06/14 | utilities |
| 213825 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 33.21 | | 107216 | 02/06/14 | Utilities |
| 213826 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 60.14 | | 107216 | 02/06/14 | utilities |
| 213827 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 57.90 | | 107216 | 02/06/14 | utilities |
| 213828 | 122073-170 | 01/21/14 | woodsman city | | 2200 | 650.64 | | 107216 | 02/06/14 | utilities |
| 213985 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 445.06 | | 107291 | 03/06/14 | Utilities |
| 213986 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 46.18 | | 107291 | 03/06/14 | Utilities |
| 213987 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 37.95 | | 107291 | 03/06/14 | Utilities Woodsman |
| 213988 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 27.58 | | 107291 | 03/06/14 | utilities |
| 213989 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 15.70 | | 107291 | 03/06/14 | Utilities Woodsman |
| 213990 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 34.90 | | 107291 | 03/06/14 | Utilities (woodsman) |
| 213991 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 42.82 | | 107291 | 03/06/14 | utilities (woodsman) |
| 213992 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 13.41 | | 107291 | 03/06/14 | utilities (woodsman) |
| 213993 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 19.04 | | 107291 | 03/06/14 | utilities |
| 213994 | 122073-170 | 02/13/14 | woodsman city | | 2200 | 58.65 | | 107291 | 03/06/14 | utilities (woodsman) |
| 214152 | 122073-170 | 04/02/14 | woodsman city | | 2200 | 659.11 | | 107358 | 04/07/14 | Utilities (woodsman) |
| 214153 | 122073-170 | 04/02/14 | woodsman city | | 2200 | 51.50 | | 107358 | 04/07/14 | Woodsman/Utilities/122073-170 |
| 214154 | 122073-170 | 04/02/14 | woodsman city | | 2200 | 43.13 | | 107358 | 04/07/14 | Woodsman/Utilities/122073-170 |
| 214155 | 122073-170 | 04/02/14 | woodsman city | | 2200 | 31.08 | | 107358 | 04/07/14 | Woodsman/Utilities/122073-170 |
| 214225 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 11.42 | | 107369 | 04/07/14 | Woodsman/Utilities/122073-170 |
| 214226 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 39.47 | | 107369 | 04/07/14 | Utility bill (woodsman) |
| 214227 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 31.70 | | 107369 | 04/07/14 | utilities (woodsman) |
| 214228 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 13.86 | | 107369 | 04/07/14 | Utilities (woodsman) |
| 214229 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 20.41 | | 107369 | 04/07/14 | utilities (woodsman) |
| 214230 | 122073-170 | 03/14/14 | woodsman city | | 2200 | 71.75 | | 107369 | 04/07/14 | Utilities (woodsman) |
| 214306 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 637.79 | | 107369 | 04/07/14 | utilities (woodsman) |
| 214307 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 62.58 | | 107432 | 05/06/14 | |
| 214308 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 37.95 | | 107432 | 05/06/14 | |
| 214309 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 30.17 | | 107432 | 05/06/14 | |
| 214310 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 17.83 | | 107432 | 05/06/14 | |
| 214311 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 50.14 | | 107432 | 05/06/14 | |
| 214312 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 43.58 | | 107432 | 05/06/14 | |
| 214313 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 12.65 | | 107432 | 05/06/14 | |
| 214314 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 27.42 | | 107432 | 05/06/14 | |
| 214315 | 122073-170 | 04/15/14 | woodsman city | | 2200 | 73.28 | | 107432 | 05/06/14 | |
| 214522 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 64.13 | | 107538 | 06/05/14 | Utilities |
| 214523 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 33.21 | | 107538 | 06/05/14 | utilities |
| 214524 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 12.04 | | 107538 | 06/05/14 | utilities |
| 214525 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 42.97 | | 107538 | 06/05/14 | utilities |
| 214526 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 47.40 | | 107538 | 06/05/14 | utilities |
| 214527 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 51.05 | | 107538 | 06/05/14 | utilities |
| 214528 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 27.12 | | 107538 | 06/05/14 | utilities |
| 214529 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 48.92 | | 107538 | 06/05/14 | utilities |

Expense Distribution
woodsman - The Woodsman Owners Assoc.
Invoice Date: 10/2013 - 09/2014
Check Date: 10/2013 - 09/2014

| Ctrl# | Invoice Number | Invoice Date | Property | Payee | Payable Account | Amount | Unpaid Amount | Check Number | Check Date | Description |
|--------|----------------|--------------|---------------|-------|-----------------|-----------|---------------|--------------|------------|-------------|
| 214530 | 122073-170 | 05/13/14 | woodsman city | | 2200 | 35.34 | | | | |
| 214531 | 122073-170 | 05/14/14 | woodsman city | | 2200 | 525.74 | | 107538 | 06/05/14 | utilities |
| 214631 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 667.67 | | 107538 | 06/05/14 | utilities |
| 214632 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 31.38 | | 107596 | 07/07/14 | utilities |
| 214633 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 41.90 | | 107596 | 07/07/14 | utilities |
| 214634 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 26.36 | | 107596 | 07/07/14 | utilities |
| 214635 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 33.07 | | 107596 | 07/07/14 | utilities |
| 214636 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 47.54 | | 107596 | 07/07/14 | utilities |
| 214637 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 41.29 | | 107596 | 07/07/14 | utilities |
| 214638 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 11.87 | | 107596 | 07/07/14 | utilities |
| 214639 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 33.07 | | 107596 | 07/07/14 | utilities |
| 214640 | 122073-170 | 06/12/14 | woodsman city | | 2200 | 64.88 | | 107596 | 07/07/14 | utilities |
| 214774 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 824.54 | | 107596 | 07/07/14 | utilities |
| 214775 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 34.74 | | 107659 | 08/07/14 | |
| 214776 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 46.18 | | 107659 | 08/07/14 | |
| 214777 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 27.42 | | 107659 | 08/07/14 | |
| 214778 | 122073-170 | 07/15/14 | woodsman city | | 2200 | 15.54 | | 107659 | 08/07/14 | |
| 214779 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 51.35 | | 107659 | 08/07/14 | |
| 214780 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 31.38 | | 107659 | 08/07/14 | |
| 214781 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 12.34 | | 107659 | 08/07/14 | |
| 214782 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 36.57 | | 107659 | 08/07/14 | |
| 214783 | 122073-170 | 07/16/14 | woodsman city | | 2200 | 69.46 | | 107659 | 08/07/14 | |
| 214942 | 122073-170 | 08/14/14 | woodsman city | | 2200 | 719.96 | | 107736 | 09/08/14 | |
| 214943 | 122073-170 | 08/15/14 | woodsman city | | 2200 | 44.79 | | 107736 | 09/08/14 | |
| 214944 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 53.34 | | 107736 | 09/08/14 | |
| 214945 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 24.53 | | 107736 | 09/08/14 | |
| 214946 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 60.90 | | 107736 | 09/08/14 | |
| 214947 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 46.79 | | 107736 | 09/08/14 | |
| 214948 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 42.36 | | 107736 | 09/08/14 | |
| 214949 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 11.87 | | 107736 | 09/08/14 | |
| 214950 | 122073-170 | 08/16/14 | woodsman city | | 2200 | 36.42 | | 107736 | 09/08/14 | |
| 214951 | 122073-170 | 08/28/14 | woodsman city | | 2200 | 63.83 | | 107736 | 09/08/14 | |
| | | | | | | 10,532.77 | 0.00 | | | |
| | | | | | | 92,626.99 | 0.00 | | | |



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

9/30/2014

16257 1 AV 0.381

Account No

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

Page 1 of 3

COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY

TX-Bus ProsPerfect MMA Account No

| | | | | |
|------------|--------------------------|----|--------------------------|--------------|
| 09/01/2014 | Beginning Balance | | | \$120,603.97 |
| | 2 Deposits/Other Credits | | + | \$1,019.97 |
| | 0 Checks/Other Debits | | - | \$0.00 |
| 09/30/2014 | Ending Balance | 30 | Days in Statement Period | \$121,623.94 |

DEPOSITS/OTHER CREDITS

| Date | Description | Amount |
|------------|------------------------------------|------------|
| 09/04/2014 | Deposit | \$1,000.00 |
| 09/30/2014 | Accr Earning Pymt Added to Account | \$19.97 |

DAILY ENDING BALANCE

| Date | Balance | Date | Balance | Date | Balance |
|-------|--------------|-------|--------------|-------|--------------|
| 09-01 | \$120,603.97 | 09-04 | \$121,603.97 | 09-30 | \$121,623.94 |

EARNINGS SUMMARY

** Below is an Itemization of the Earnings paid this period. **

| | | | |
|---------------------------|----------|--------------------------------|--------|
| Interest Paid This Period | \$19.97 | Annual Percentage Yield Earned | 0.20 % |
| Interest Paid YTD | \$175.49 | Days in Earnings Period | 30 |

9001



102071 : 01625701



NYSE:PB



Woodsman 2015 Proposed Annual Budget

| Description | 2014 Budget | 2014 Actual | 2015 Budget |
|----------------------------------|---------------------|---------------------|---------------------|
| Income | | | |
| HOA Dues: | \$104,568.00 | 103,254.57 | \$102,804.00 |
| Late Fees: | 700.00 | 495.00 | |
| Transfer Fees: | | 300.00 | |
| Total Income: | \$105,268.00 | \$104,049.57 | \$102,804.00 |
| Operating Expenses: | | | |
| Insurance | 18,000.00 | 0.00 | 18,063.00 |
| Lawn & Landscaping | 15,000.00 | 17,007.50 | 15,000.00 |
| Legal/Professional Services | 1,300.00 | 1,888.63 | 1,500.00 |
| Management Fee | 6,000.00 | 6,000.00 | 6,000.00 |
| Pest Control (exterior only) | 2,100.00 | 1,991.80 | 2,000.00 |
| Porter Service | 3,600.00 | 4,204.75 | 4,500.00 |
| Repair & Maintenance | 1,000.00 | 2,758.79 | 3,000.00 |
| Utilities (water) | 13,500.00 | 11,642.82 | 12,500.00 |
| Plumbing | 500.00 | 1,720.39 | 1,000.00 |
| Electrical Repairs | 300.00 | 263.31 | 400.00 |
| Maintenance Supplies | 1,000.00 | 602.60 | 750.00 |
| Misc/office/postage | 700.00 | 194.72 | 400.00 |
| Deposited into Escrow account | 12,000.00 | 12,000.00 | 12,000.00 |
| Special Projects: (signage) | | 1717.60 | _____ |
| Capital Improvements: (Concrete) | | 30,524.00 | _____ |
| Total Expenditures: | 75,000.00 | 92,516.91 | 77,113.00 |
| Profit/Loss | \$30,268.00 | \$11,532.66 | \$25,691.00 |

100% of annual dues total \$104,472.00

September 30, 2014 Woodsman Operating Balance \$44,120.11

September 30, 2014 Woodsman Reserve Account Balance \$121,623.94

MID-CENTURY INSURANCE COMPANY

Members Of The Farmers Insurance Group Of Companies
 Home Office: 4680 Wilshire Blvd., Los Angeles, California 90010

Policy Declarations

CONDOMINIUM - PRIMARY

1. Named : WOODSMAN HOMEOWNERS
 Insured : SEE E0002
 Mailing : C/O BVP MANAGEMENT
 Address : 903 TEXAS AVE SOUTH
 COLLEGE STATION TX 77840-5843

| | | |
|--|-----------|---------------|
| | Acct. No. | Prod. Count |
| | 35-27-332 | 60548-83-86 |
| | Agent No. | Policy Number |

The named insured is an individual unless otherwise stated:

Partnership Corporation Joint Venture Organization (Any other)

Type of Business CONDOMINIUM

2. Policy Period from 10/01/14 (not prior to time applied for) to 10/01/15 12:01 a.m. Standard Time
 If this policy replaces other coverage that ends at noon standard time of the same day this policy begins, this policy will not take effect until the other coverage ends. This policy will continue for successive policy periods as follows: If we elect to continue this insurance, we will renew this policy if you pay the required renewal premium for each successive policy period subject to our premiums, rules and forms then in effect.

3. Insured location same as mailing address unless otherwise stated:

001 2800 LONGMIRE DR ; COLLEGE STATION TX 778455843

4. We provide insurance only for those coverages described below and for which a specific limit of insurance is shown.

| Property | |
|-----------------------------------|-----------------|
| Coverages And Limits Of Insurance | |
| COVERAGES | PREMISE NO. 001 |
| BUILDINGS | \$5,512,000 |
| BUSINESS PERSONAL PROPERTY | \$5,300 |
| BUILDING ORDINANCE AND LAW | COV 1 COVERED |
| | COV 2 \$26,500 |
| | COV 3 \$10,600 |
| SPECIFIED PROPERTY | \$2,500 |
| ASSOCIATION FEE AND | \$100,000 |
| EXTRA EXPENSE | |
| AUTOMATIC BUILDING INCREASE | 8% |
| PROPERTY DEDUCTIBLE | \$10,000 |
| Additional Coverages | |
| Coverage | All Premises |
| MASTER KEY | \$100/\$5,000 |
| BACKUP OF SEWER AND DRAIN | \$10,000 |



FARMERS
INSURANCE

Coverage Extensions - Optional Higher Limits of Insurance Per Occurrence

| Coverage | All Premises |
|--------------------------------|--------------|
| ACCOUNTS RECEIVABLE | \$5,000 |
| VALUABLE PAPERS | \$5,000 |
| EDP | \$5,000 |
| NEWLY ACQ PROP OR CONST BLDG | \$250,000 |
| PERS PROP AT NEWLY ACQ PREMISE | \$100,000 |

Optional Coverages: We provide insurance for those Optional Coverages described below.

| Coverage | All Premises | |
|--------------------------------|------------------------|------------------------------|
| OUTDOOR SIGNS | \$2,500 | \$500 DEDUCTIBLE |
| EMPLOYEE DISHONESTY | \$1,000,000 | \$1,000 DEDUCTIBLE |
| MONEY AND SECURITIES | \$5,000 | \$500 DEDUCTIBLE |
| OUTDOOR PROPERTY | \$2,500 | |
| DIRECTORS & OFFICERS LIABILITY | \$1,000,000 EACH CLAIM | \$1,000,000 ANNUAL AGGREGATE |

Liability And Medical Payments - Except for Fire Legal Liability, each paid claim for the following coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Paragraph D.4. of the Liability Coverage Form.

| Coverage | Limits Of Insurance |
|-------------------|--|
| LIABILITY | \$1,000,000 PER OCC/ \$2,000,000 GEN AGG |
| MEDICAL EXPENSES | \$5,000 PER PERSON |
| TENANTS LIABILITY | \$75,000 PER OCCURRENCE |

Mortgage Holders:

| Premises No. | Mortgage Holder Name, Address |
|--------------|-------------------------------|
| | |

Countersigned _____ (Date) By _____ (Authorized Representative)

Policy Number: 60548-83-86

Effective Date: 10/01/14

Policy Forms and Endorsements attached at inception:

| Number | Title |
|------------|--|
| E3024-ED3 | CONDOMINIUM COMMON CONDITIONS |
| E3314-ED3 | CONDOMINIUM LIABILITY COVG |
| E3422-ED3 | CONDOMINIUM PROPERTY COVG |
| E0104-ED1 | BUSINESS LIAB COV-TENANTS LIAB |
| E0147-ED1 | WAR LIABILITY EXCLUSION |
| J6829-ED1 | LTD COVG FOR FUNGI, WET/DRY ROT |
| E3015-ED2 | CALCULATION OF PREMIUM |
| E3331-ED2 | LIMITATION OF COVG TO DESIG PREMISES |
| E4299-ED1 | SUPPLEMENTARY PAYMENTS |
| E6288-ED3 | EXCL-BUILDING CONVERSIONS |
| J6316-ED1 | EXCL OF LOSS DUE TO VIRUS OR BACTERIA |
| J6347-ED1 | EXCL-VIOLATION OF STATUTES |
| J6350-ED1 | EMPLOYEE DISHONESTY-PROP MGR |
| 25-2110 | WORK COMP EXCLUSION |
| 56-5223ED5 | TX-ADDITIONAL CONDITIONS |
| S7663-ED1 | TX CHGS-CONDITIONS REQUIRING NOTICE |
| S7665-ED1 | TEXAS CHANGES |
| S7666-ED1 | TX CHGS-CONDOMINIUM LAW PROVISIONS |
| W0392-ED2 | TX-MOLD & MICROORGANISM EXCL |
| J6351-ED1 | LIMITED TERRORISM EXCL |
| E2038-ED2 | CONDITIONAL EXCLUSION OF TERRORISM |
| J6300-ED2 | DISCL OF PREM-CERT ACTS OF TERROR |
| 25-6359 | NOTICE RE LIMITED EXCL OF ACTS OF TERROR |
| J6353-ED2 | CHANGE OF LIMITS OF INSURANCE |
| 51-1845ED2 | NOTICE OF ACCIDENT PREVENTION SERV |
| J6849-ED1 | DEDUCTIBLE PROVISIONS |
| E6097-ED4 | EXTENDED REPLACEMENT COST |
| E0119-ED5 | BACKUP SEWER & DRAIN COVG-CONDOS |
| E9122-ED6 | D & O LIAB COVG FORM |
| W2168-ED1 | TEXAS AMENDATORY ENDORSEMENT |
| 56-5931 | CYBER LIABILITY DEC |
| J6610-ED1 | CYBER LIABILITY & DATA BREACH |

Countersigned _____
(Date)

By _____
(Authorized Representative)



DECLARATIONS
CYBER LIABILITY AND DATA BREACH EXPENSE COVERAGE

THIS IS CLAIMS MADE AND REPORTED COVERAGE. SUBJECT TO ITS TERMS, THE COVERAGE FORM APPLIES ONLY TO ANY CLAIM FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD OR THE EXTENDED REPORTING PERIOD, IF APPLICABLE, PROVIDED SUCH CLAIM IS REPORTED IN WRITING TO THE COMPANY AS SOON AS PRACTICABLE. WITHOUT NEGATING THE FOREGOING REQUIREMENTS, SUCH NOTICE OF CLAIM MUST ALSO BE REPORTED NO LATER THAN 30 DAYS AFTER THE END OF THE POLICY PERIOD OR, IF APPLICABLE, DURING THE OPTIONAL EXTENDED REPORTING PERIOD. AMOUNTS INCURRED AS CLAIMS EXPENSES, WHICH INCLUDES DEFENSE COSTS, SHALL REDUCE AND MAY EXHAUST THE LIMIT OF LIABILITY AND ARE SUBJECT TO THE RETENTIONS. THE COMPANY SHALL NOT BE LIABLE FOR ANY CLAIMS EXPENSES OR FOR ANY JUDGMENT OR SETTLEMENT AFTER THE LIMIT OF LIABILITY HAS BEEN EXHAUSTED. PLEASE READ THE COVERAGE FORM CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT.

Policy Number: 60548-83-86

Item 1. Named Insured: WOODSMAN HOMEOWNERS

Address: C/O BVP MANAGEMENT
COLLEGE STATION TX 778405843

Item 2: Policy Period:

From: 10/01/14

To: 10/01/15

Both dates at 12:01 a.m. Local Time at the Address stated in Item 1.

Item 3. Retroactive Date: 10/01/13

Item 4. Limit of Liability: \$50,000

Coverage Form Aggregate Limit of Liability for Insuring
Agreements I.A. (Information Security & Privacy Liability), I.B.
(Privacy Breach Response Services), and I.C. (Regulatory
Defense & Penalties): \$ 50,000

Item 5. Retentions:

A. Insuring Agreements I.A. (Information Security & Privacy
Liability) and I.C. (Regulatory Defense & Penalties) - each \$ 2500
Claim (includes Claims Expenses):

B. Insuring Agreement I.B. (Privacy Breach Response Services)
Each Incident, event or related incidents or events giving rise to
coverage of Privacy Breach Response Services: \$ 2500

Item 6. Notification under this coverage form:

Help Point® Claim Services
800-435-7764

Item 7. Forms and endorsements at Inception:

Refer to Policy Declaration, Policy forms and Endorsements section
for applicable Cyber Liability and Data Breach Expense Coverage Forms

RES Spreadsheet

| <i>Listings Found</i> 0.00 | <i>Total Price</i> \$437,900 | <i>Average Price</i> \$87,580 | <i>Median Price</i> \$87,500 | <i>Price Range</i> \$82,500 - \$92,900 | | | | | |
|-------------------------------|---------------------------------|----------------------------------|---------------------------------|---|------------|-----------|-----------|---------------|------------------|
| LIST PRICE | STATUS | ADDRESS | ZONE | TYPE | BDR | FB | HB | DINING | LVNG AREA |
| APPX HEAT AR | LP\$/PER SF | SP\$/PER SF | YRBLT | OFFICE NAME | ML# | | | | |
| \$82,500 1,060 CAD | SLD | 2800 LONGMIRE #11 Dr \$77.83 | C15 1981 | CONDO RE/MAX Select | 2 | 2 | | | 92328 |
| \$85,500 1,062 CAD | SLD | 2800 LONGMIRE #35 ↓\$80.51 | C15 1981 | CONDO Keller Williams Realty B/V | 2 | 1 | | 1 | 90343 |
| \$87,500 1,062 CAD | SLD | 2800 LONGMIRE DR \$82.39 | C15 1981 | CONDO Cortiers | 2 | 1 | | 1 | 87731 |
| \$89,500 1,062 CAD | SLD | 2800 LONGMIRE #13 \$84.27 | C15 1981 | CONDO Keller Williams Realty B/V | 2 | 1 | | 1 | 88902 |
| \$92,900 1,062 CAD | SLD | 2800 LONGMIRE #60 DR \$87.48 | C15 1981 | CONDO Cortiers | 2 | 1 | | 1 | 91138 |

5 Sold Listings

| | Beds | Baths | SqFt | LP | LP/SqFt | SP | SP/Sqft | SP/LP | DOM |
|---------|-------------|--------------|-------------|-----------|----------------|-----------|----------------|--------------|------------|
| High | 2 | | | \$92,900 | | \$92,900 | | 100 % | 161 |
| Low | 2 | | | \$82,500 | | \$80,000 | | 95 % | 32 |
| Average | 2 | | | \$87,680 | | \$85,430 | | 97 % | 87 |
| Median | 2 | | | \$87,500 | | \$84,000 | | 96 % | 79 |

| Search Criteria |
|-----------------------------------|
| Street Name contains LONGMIRE |
| Street Number Is 2800 |
| Close Date Is 01/01/2014 or after |

Information Deemed Reliable But Not Guaranteed. Buyer Must Verify.