

*The Woodsman
Homeowners
Association, Inc.*



*Annual Meeting
Saturday October 20th 2018 @ 10:00
BVP Management Inc
903 S Texas Ave College Station TX*

**903 S Texas Ave. College Station TX *www.c21bcshoa.com * 979-764-2500*

WOODSMAN CONDOMINIUMS



Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

Woodsman Annual Meeting

The Woodsman Condominium Home Owners Association is requesting your attendance for the 2017 annual meeting to be held at **Century 21, Beal, (BVP Management Office) 903 S. Texas Ave, College Station, TX 77840, in the lobby on Saturday, October 20, 2018 at 10 am.**

If you cannot attend and would still like to be involved, please sign and turn in the attached proxy by 5:30, October 19, 2018. You can mail the proxy to Century 21, Beal, 903 Texas Ave. S., College Station, TX 77840, Attention: Toni Myers, or email tonim@century21bcs.com, or fax (979) 764-0508.

Agenda:

1. Welcome, Introduction of president, board members, & BVP Management representatives
2. Roll call, certification of attendees, & quorum declaration (yes/no)
3. Approval of previous annual meeting minutes
4. 2018 Woodsman HOA in review:
 - a. Recycling Containers
 - b. Sidewalk Repairs
 - c. Trees Planted
5. Financial reports:
 - a. 2018- financial report
 - b. Reserve account
 - c. Delinquent dues
 - d. 2019 proposed budget
 - e. Sales Report
6. Insurance:
7. New Business:
 - a. Existing Fence Discussion
 - b. Trash Dumpsters
 - c. HOA Curb Appeal, Owner's Responsibilities
8. Maintenance issues:
9. Election or reinstatement of officers & board
10. Adjourn

WOODSMAN
CONDOMINIUMS



Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

This proxy must be received by 5:30 pm October 19, 2018 by mail (903 S. Texas Ave. College Station, TX 77840), or fax (979-764-0508), or email (tonim@century21bes.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 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 Woodman Homeowner's Association held in College Station, Texas, October 20, 2018.

Owner(s) name

Unit number(s)

E-mail address

Annual Meeting Woodsman's Condo HOA

November 6, 2017 – At BVPM office on Texas Avenue

Meeting was called to order by Rosemary Walzem, established with sign in sheets that a quorum was not present, making the meeting primarily informational.

1. Introduction of board members present (#19, Rosemary Walzem, president, #20, Beverly, secretary, and Tom, board member, Wilson)
2. Introduction of Home Owners present (#39 Kate Barrington, #42 Caroline Herrman, #60 Kathryn Kelly & #62 Diane Bergmann)
3. Rosemary opened discussion of last annual meeting minutes. Kathryn made motion to approve and Caroline seconded the motion. Minutes were approved.
 - Terry Thigpen, Brazos Valley Property Management (BVPM) went over the budget, our home owners insurance, sale of condos. He opened up for discussion noting that unit prices had likely peaked at ~\$100K.
 - Rosemary asked about maintenance issues. There was talk on drainage. Kathryn from #60 asked have an area around # 9, 10 & 58 looked at as they gave her concern. The board noted that extensive drainage work had been done in that area and that we would look into what more might be needed.
 - Kate wanted property management to look at the holes in the stone work façade around the complex, asking that the holes be plugged up.
 - Discussion on the landscape around the sign in front; some felt additional planting would be attractive.
 - Discussion on fixing mailbox that is bent over – it will be repaired.
 - Everyone was pleased with the yard service, albeit some felt that more attention was needed to keep shrubs properly trimmed. Terry will talk to them about keeping up with that.
 - Kathryn mentioned that some Crepe Myrtle trees on site also needed trimming.
 - Terry said after hurricane, roof repairs were done. Diane wanted the inside of her unit looked at to makes sure there were no roof leak and that the walls were dry.
 - Everyone pleased with recycling.

- Rosemary advised that the landscape committee wanted to plant additional trees along Longmire Drive to increase curb appeal.
- Rosemary noted that we invite Big Event to the property each year and that if any one needs something they need to contact the board or BVPM.

Cash Flow

BVP Management, Inc.

Properties: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Date Range: 10/01/2017 to 09/30/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period
Operating Income & Expense		
Income		
Late Fees\NSF Rent	385.00	0.37
Homeowners Association Dues	103,413.00	99.63
Total Operating Income	103,798.00	100.00
Expense		
Electrical Repairs	2,218.69	2.14
Foundation Repair	0.00	0.00
General Maintenance	1,185.59	1.14
Insurance	22,521.26	21.70
Transfer to Reserves	12,000.00	11.56
Lawn/Property Maintenance	15,659.21	15.09
Special Projects	4,367.89	4.21
Management Fee	6,000.00	5.78
Office Expenses	45.00	0.04
Parking Lot Repair	0.00	0.00
Pest Control	2,078.40	2.00
Plumbing Expense	2,739.18	2.64
Porter Service	5,045.00	4.86
Professional Fees	1,670.00	1.61
Roofing Expense	250.00	0.24
Trash Pick-up	1,942.85	1.87
Utilities	9,951.77	9.59
Total Operating Expense	87,674.84	84.47
NOI - Net Operating Income	16,123.16	15.53
Total Income	103,798.00	100.00
Total Expense	87,674.84	84.47
Net Income	16,123.16	15.53
Other Items		
Prepayments	324.03	
Net Other Items	324.03	
Cash Flow	16,447.19	
Beginning Cash	21,632.31	
Beginning Cash + Cash Flow	38,079.50	
Actual Ending Cash	38,357.50	

Expense Distribution Report

Property: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Payee: All

Bill Date Range: 10/01/2017 - 09/30/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4540 - Reimbursement from Office Acct											
2800 Longmire #17	08/17/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	417.00	0.00	121545	08/17/2018	Deposited HOA dues into Rental Account
6390 - Electrical Repairs											
11155	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Constant Current Electric	2200	561.61	0.00	120822	01/08/2018	Troubleshoot exterior lights - bad photocell replaced
11201	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Constant Current Electric	2200	916.88	0.00	120914	02/06/2018	#42 Removed 100 am FPE and replaced
11177	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Constant Current Electric	2200	358.36	0.00	120914	02/06/2018	Replaced photocell by unit #11
11252	03/12/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Constant Current Electric	2200	381.84	0.00	121029	03/12/2018	Repaired LED light and photocell
							2,218.69	0.00			
6455 - General Maintenance											
1263	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	109.42	0.00	120655	11/08/2017	Replaced light bulbs in security lights ar #31, 37, 53
11936	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	148.00	0.00	120828	01/08/2018	weatherizing
1324	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	120832	01/08/2018	porter service december 17
9147	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Clean Up Crew	2200	40.05	0.00	120820	01/08/2018	replaced light bulbs at 58 11 61
1370	03/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	47.32	0.00	121016	03/07/2018	Paint & # stenciled fr parking spaces 40/41

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
12127	03/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	280.00	0.00	121009	03/07/2018	Clean out gutters
1373	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	45.00	0.00	121114	04/05/2018	Replaced bulbs in security lights
1423	04/24/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	TLC Property Solutions	2200	115.80	0.00	121165	04/24/2018	#16, added downspout, filled in large hole in foundation
							1,185.59	0.00			

6470 - Insurance

F005461691-001-00001	10/24/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	120614	10/24/2017	Monthly Insurance
F005461691-001-00001	11/21/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	120692	11/22/2017	Insurance
F005461691-001-00001	12/20/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	120787	12/21/2017	Monthly Insurance
F005461691-001-00001	01/24/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	120867	01/24/2018	Monthly Insurance
F005461691-001-00001	02/20/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	120955	02/20/2018	Monthly Insurance
F005461691-001-00001	03/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121043	03/19/2018	Monthly Insurance
F005461691-001-00001	04/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121155	04/19/2018	Monthly Insurance
F005461691-001-00001	05/22/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121257	05/22/2018	Monthly Insurance
F005461691-001-00001	06/21/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121376	06/21/2018	Monthly Insurance
F005461691-001-00001	07/17/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121453	07/18/2018	Monthly Insurance

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
F005461691-001-00001	08/22/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	1,835.41	0.00	121559	08/22/2018	Monthly Insurance
F005461691-001-00001	09/25/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Farmers Insurance Exchange	2200	2,331.75	0.00	121661	09/26/2018	Monthly Insurance
							22,521.26	0.00			

6471 - Transfer to Reserves

10/01/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120539	10/03/2017	October 2017 - Transfer to Reserves
11/01/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120634	11/02/2017	November 2017 - Transfer to Reserves
12/01/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120725	12/04/2017	December 2017 - Transfer to Reserves
01/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120809	01/02/2018	January 2018 - Transfer to Reserves
02/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120892	02/02/2018	February 2018 - Transfer to Reserves
03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	120976	03/01/2018	March 2018 - Transfer to Reserves
04/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121074	04/04/2018	April 2018 - Transfer to Reserves
05/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121194	05/01/2018	May 2018 - Transfer to Reserves
06/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121291	06/05/2018	June 2018 - Transfer to Reserves
07/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121402	07/02/2018	July 2018 - Transfer to Reserves
08/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121486	08/02/2018	August 2018 - Transfer to Reserves

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	09/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	The Woodsman HOA	2200	1,000.00	0.00	121598	09/04/2018	September 2018 - Transfer to Reserves
							12,000.00	0.00			
6475 - Lawn/Property Maintenance											
11729	10/05/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	120565	10/05/2017	Monthly Lawn Service
11808	11/06/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	120650	11/06/2017	Monthly Lawn Service
111617J	11/21/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Aggieland Termite and Pest Control	2200	1,013.22	0.00	120688	11/22/2017	lawn treatment
11904	12/06/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	120745	12/06/2017	Monthly Lawn Service
11931	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	120828	01/08/2018	monthly lawn care
12014	02/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	120924	02/06/2018	MONTHLY LAWN MAINT.
Reimbursement	03/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Judy Been	2200	51.90	0.00	121007	03/07/2018	Purchased items for the HOA
12133	03/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	667.00	0.00	121009	03/07/2018	Monthly Lawn Maintenance
67577	03/20/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	All American Stone & Turf	2200	117.99	0.00	121044	03/20/2018	2 yds of mulch delivered
12221	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121111	04/05/2018	Monthly Lawn Maintenance
033018J	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Green Magic, Lawn, Tree and Shrub Health	2200	1,013.22	0.00	121107	04/05/2018	Weed control, fertilizer, fire ant control
Big Event	04/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Rosemary Walzem	2200	317.66	0.00	121117	04/06/2018	Reimburse President for Big Event Items

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30	05/08/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	85.00	0.00	121216	05/08/2018	Trimmed trees
12	05/08/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121216	05/08/2018	Monthly Lawn Maintenance
109	06/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121309	06/06/2018	Monthly Lawn Maintenance
142	07/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121422	07/05/2018	Monthly Lawn Maintenance
62018J	07/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Green Magic, Lawn, Tree and Shrub Health	2200	1,013.22	0.00	121418	07/05/2018	Quarterly lawn fertilizing
214	08/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121515	08/06/2018	Monthly Lawn Maintenance
320	09/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	380.00	0.00	121619	09/07/2018	Remove 2 trees and haul trash
337	09/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Lopez Boyz	2200	1,000.00	0.00	121619	09/07/2018	Monthly Lawn Maintenance
							15,659.21	0.00			

6531 - Special Projects

70983	03/07/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	LUSA Austin LLC	2200	4,367.89	0.00	121019	03/08/2018	install trees
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6540 - Management Fee

	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120531	10/03/2017	Management Fee for 10/2017
	11/02/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120622	11/02/2017	Management Fee for 11/2017
	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120717	12/04/2017	Management Fee for 12/2017

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	01/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120796	01/02/2018	Management Fee for 01/2018
	02/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120885	02/02/2018	Management Fee for 02/2018
	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	120985	03/01/2018	Management Fee for 03/2018
	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121065	04/04/2018	Management Fee for 04/2018
	05/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121180	05/01/2018	Management Fee for 05/2018
	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121278	06/05/2018	Management Fee for 06/2018
	07/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121393	07/02/2018	Management Fee for 07/2018
	08/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121495	08/02/2018	Management Fee for 08/2018
	09/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	BVP Management, Inc.	2200	500.00	0.00	121584	09/04/2018	Management Fee for 09/2018
							6,000.00	0.00			

6665 - Office Expenses

1354	03/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	45.00	0.00	121016	03/07/2018	Post notices on all doors about pets
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6695 - Pest Control

17278	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	120562	10/05/2017	Monthly Pest Control Service
17405	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	120659	11/06/2017	monthly pest control
17557	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	120743	12/06/2017	Monthly Pest Control Service

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
17681	01/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	120825	01/08/2018	monthly pest control
17807	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	120916	02/06/2018	monthly pest control
17942	03/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121006	03/07/2018	monthly pest control
18060	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121109	04/05/2018	monthly pest control
18194	05/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121203	05/04/2018	monthly pest control
18342	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121307	06/06/2018	monthly pest control
18468	07/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121420	07/05/2018	monthly pest control
18611	08/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121514	08/06/2018	monthly pest control
18776	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Joe Loudat DBA/	2200	173.20	0.00	121618	09/07/2018	monthly pest control
							2,078.40	0.00			

6700 - Plumbing Expense

1891	02/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	686.60	0.00	120925	02/06/2018	replaced 2" main water line
1934	03/20/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	146.15	0.00	121050	03/20/2018	Replaced hose bib at unit 16
1969	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	378.88	0.00	121173	04/26/2018	#38/ repaired water leak 2" main
1965	05/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	702.55	0.00	121206	05/04/2018	replaced 13 hose bibs and inspected all of them

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2008	06/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	75.00	0.00	121371	06/19/2018	#27/repaired 1" valve
2014	06/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Twin City Plumbing LLC	2200	750.00	0.00	121371	06/19/2018	(57) Repaired 1 1/2" main water line after hours
							2,739.18	0.00			

6701 - Porter Service

1253	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	120570	10/05/2017	Monthly Porter Service
1259	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	30.00	0.00	120655	11/06/2017	Bulk Pick up
1259	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	10.00	0.00	120655	11/06/2017	Bulk Pick up
1282	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	120655	11/06/2017	Monthly Porter Service
1283	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	55.00	0.00	120748	12/06/2017	Bulk Pick up
1302	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	120748	12/06/2017	Monthly Porter Service
1337	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	55.00	0.00	120920	02/06/2018	Bulk Pick up
1347	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	120920	02/06/2018	Monthly Porter Service
1363	03/02/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	121016	03/07/2018	monthly porter service
1389	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	300.00	0.00	121114	04/05/2018	monthly porter service
March 2018	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Mei Morgan	2200	100.00	0.00	121112	04/05/2018	monthly porter service

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1401	05/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	110.00	0.00	121207	05/04/2018	Bulk Pick up
1417	05/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	121207	05/04/2018	monthly porter service
1439	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	121311	06/06/2018	monthly porter service
1446	07/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	150.00	0.00	121424	07/05/2018	Bulk Pick up
1468	07/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	121424	07/05/2018	monthly porter service
1480	08/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	150.00	0.00	121516	08/06/2018	Bulk Pick up including weekly watering
1488	08/03/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	400.00	0.00	121516	08/06/2018	monthly porter service
1504	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	185.00	0.00	121626	09/07/2018	Bulk Pick up
1514	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Robert Walker	2200	300.00	0.00	121626	09/07/2018	monthly porter service
							5,045.00	0.00			
6705 - Professional Fees											
2016 Tax return	10/05/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Kathleen Carter	2200	875.00	0.00	120563	10/05/2017	2016 Tax return
2017 tax year	06/21/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Kathleen Carter	2200	795.00	0.00	121377	06/21/2018	prepared 2017 taxes
							1,670.00	0.00			
6750 - Roofing Expense											
2067	03/06/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Grand Champion Roofing	2200	250.00	0.00	121002	03/07/2018	#27, repaired the chimney flashing and shingles around it.

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6776 - Trash Pick-up											
0000034572	10/17/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120595	10/17/2017	Recycling pickup at Woodsman
0000034766	11/10/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120680	11/10/2017	Recycling pickup at Woodsman
0000034884	12/14/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120770	12/14/2017	Recycling pickup at Woodsman
34997	01/12/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120848	01/15/2018	recycling service
0000035109	02/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120908	02/06/2018	Recycling monthly
0000035228	03/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	120993	03/07/2018	Recycling monthly
0000035361	04/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121099	04/05/2018	Recycling monthly
0000035489	05/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121197	05/04/2018	Recycling monthly
35608	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121299	06/06/2018	Recycling monthly
35735	06/25/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121386	06/25/2018	Recycling monthly
35871	07/20/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121461	07/20/2018	Recycling monthly
0000036011	08/22/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121553	08/22/2018	Recycling monthly
0000036157	09/14/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	Brazos Valley Recycling	2200	149.45	0.00	121639	09/14/2018	Recycling monthly
							1,942.85	0.00			

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6810 - Utilities											
122073-170566	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	730.45	0.00	120556	10/05/2017	utilities
122073-170580	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	39.78	0.00	120556	10/05/2017	utilities
122073-170600	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	30.70	0.00	120556	10/05/2017	utilities
122073-170604	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.64	0.00	120556	10/05/2017	utilities
122073-170630	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	33.27	0.00	120556	10/05/2017	utilities
122073-170652	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	23.46	0.00	120556	10/05/2017	utilities
122073-170662	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	31.61	0.00	120556	10/05/2017	utilities
122073-170672	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	15.02	0.00	120556	10/05/2017	utilities
122073-170690	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	23.31	0.00	120556	10/05/2017	utilities
122073-170696	10/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	74.03	0.00	120556	10/05/2017	utilities
122073-170566	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	597.95	0.00	120643	11/06/2017	utilities
122073-170580	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	30.57	0.00	120643	11/06/2017	utilities
122073-170600	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.91	0.00	120643	11/06/2017	utilities
122073-170604	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.16	0.00	120643	11/06/2017	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170630	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.05	0.00	120643	11/06/2017	utilities
122073-170652	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	20.91	0.00	120643	11/06/2017	utilities
122073-170662	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.75	0.00	120643	11/06/2017	utilities
122073-170672	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.31	0.00	120643	11/06/2017	utilities
122073-170690	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	24.69	0.00	120643	11/06/2017	utilities
122073-170696	11/03/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	73.06	0.00	120643	11/06/2017	utilities
122073-170566	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	600.44	0.00	120751	12/06/2017	utilities
122073-170580	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	46.25	0.00	120751	12/06/2017	utilities
122073-170600	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.21	0.00	120751	12/06/2017	utilities
122073-170604	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.61	0.00	120751	12/06/2017	utilities
122073-170630	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	15.03	0.00	120751	12/06/2017	utilities
122073-170652	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.97	0.00	120751	12/06/2017	utilities
122073-170662	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.66	0.00	120751	12/06/2017	utilities
122073-170672	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	13.06	0.00	120751	12/06/2017	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170690	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.67	0.00	120751	12/06/2017	utilities
122073-170696	12/04/2017	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	61.44	0.00	120751	12/06/2017	utilities
122073-170580	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	50.64	0.00	120858	01/19/2018	electric bldg 5
122073-170600	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	30.57	0.00	120858	01/19/2018	electric bldg 4
122073-170604	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.21	0.00	120858	01/19/2018	electric bldg 6
122073-170630	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	15.48	0.00	120858	01/19/2018	electric bldg 3
122073-170652	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	22.88	0.00	120858	01/19/2018	electric bldg 7
122073-170662	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	31.47	0.00	120858	01/19/2018	electric bldg 8
122073-170672	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.61	0.00	120858	01/19/2018	electric bldg 2
122073-170690	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.81	0.00	120858	01/19/2018	electric bldg 9
122073-170696	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	58.11	0.00	120858	01/19/2018	electric bldg 1
122073-170566	01/19/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	508.31	0.00	120858	01/19/2018	security light and water
122073-170566	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	524.28	0.00	120913	02/06/2018	utilities
122073-170580	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	61.80	0.00	120913	02/06/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170600	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	37.04	0.00	120913	02/06/2018	utilities
122073-170604	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	32.21	0.00	120913	02/06/2018	utilities
122073-170630	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	19.38	0.00	120913	02/06/2018	utilities
122073-170652	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	27.99	0.00	120913	02/06/2018	utilities
122073-170662	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	40.06	0.00	120913	02/06/2018	utilities
122073-170672	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	13.50	0.00	120913	02/06/2018	utilities
122073-170690	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	27.23	0.00	120913	02/06/2018	utilities
122073-170696	02/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	71.41	0.00	120913	02/06/2018	utilities
122073-170566	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	453.53	0.00	120998	03/07/2018	utilities
122073-170580	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	47.62	0.00	120998	03/07/2018	utilities
122073-170600	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.91	0.00	120998	03/07/2018	utilities
122073-170604	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	24.08	0.00	120998	03/07/2018	utilities
122073-170630	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	15.03	0.00	120998	03/07/2018	utilities
122073-170652	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.67	0.00	120998	03/07/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170662	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	31.02	0.00	120998	03/07/2018	utilities
122073-170672	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	10.80	0.00	120998	03/07/2018	utilities
122073-170690	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	25.14	0.00	120998	03/07/2018	utilities
122073-170696	03/01/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	55.86	0.00	120998	03/07/2018	utilities
122073-170566	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	433.61	0.00	121105	04/05/2018	utilities
122073-170580	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	46.41	0.00	121105	04/05/2018	utilities
122073-170600	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	28.30	0.00	121105	04/05/2018	utilities
122073-170604	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	25.14	0.00	121105	04/05/2018	utilities
122073-170630	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	14.88	0.00	121105	04/05/2018	utilities
122073-170652	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.37	0.00	121105	04/05/2018	utilities
122073-170662	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.82	0.00	121105	04/05/2018	utilities
122073-170672	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	10.05	0.00	121105	04/05/2018	utilities
122073-170690	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	20.31	0.00	121105	04/05/2018	utilities
122073-170696	04/04/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	54.95	0.00	121105	04/05/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170566	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	493.37	0.00	121169	04/26/2018	utilities
122073-170580	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	47.16	0.00	121169	04/26/2018	utilities
122073-170600	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.51	0.00	121169	04/26/2018	utilities
122073-170604	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	25.89	0.00	121169	04/26/2018	utilities
122073-170630	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	14.88	0.00	121169	04/26/2018	utilities
122073-170652	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.67	0.00	121169	04/26/2018	utilities
122073-170662	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	29.52	0.00	121169	04/26/2018	utilities
122073-170672	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	9.90	0.00	121169	04/26/2018	utilities
122073-170690	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.20	0.00	121169	04/26/2018	utilities
122073-170696	04/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	55.86	0.00	121169	04/26/2018	utilities
122073-170566	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	468.47	0.00	121303	06/06/2018	utilities
122073-170580	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	40.68	0.00	121303	06/06/2018	utilities
122073-170600	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.61	0.00	121303	06/06/2018	utilities
122073-170604	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	23.03	0.00	121303	06/06/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170630	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	14.13	0.00	121303	06/06/2018	utilities
122073-170652	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	19.40	0.00	121303	06/06/2018	utilities
122073-170662	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	26.34	0.00	121303	06/06/2018	utilities
122073-170672	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	9.75	0.00	121303	06/06/2018	utilities
122073-170690	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	19.70	0.00	121303	06/06/2018	utilities
122073-170696	06/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	49.81	0.00	121303	06/06/2018	utilities
122073-170566	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	607.91	0.00	121391	06/28/2018	utilities
122073-170580	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	40.38	0.00	121391	06/28/2018	utilities
122073-170600	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.46	0.00	121391	06/28/2018	utilities
122073-170604	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	22.88	0.00	121391	06/28/2018	utilities
122073-170630	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	13.82	0.00	121391	06/28/2018	utilities
122073-170652	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	18.19	0.00	121391	06/28/2018	utilities
122073-170662	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	26.19	0.00	121391	06/28/2018	utilities
122073-170672	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	9.75	0.00	121391	06/28/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170690	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	19.70	0.00	121391	06/28/2018	utilities
122073-170696	06/28/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	49.67	0.00	121391	06/28/2018	utilities
122073-170696	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	50.26	0.00	121472	07/26/2018	utilities
122073-170690	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.20	0.00	121472	07/26/2018	utilities
122073-170672	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	9.90	0.00	121472	07/26/2018	utilities
122073-170662	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	26.34	0.00	121472	07/26/2018	utilities
122073-170652	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	17.29	0.00	121472	07/26/2018	utilities
122073-170630	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.92	0.00	121472	07/26/2018	utilities
122073-170604	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	23.03	0.00	121472	07/26/2018	utilities
122073-170600	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.46	0.00	121472	07/26/2018	utilities
122073-170580	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	40.99	0.00	121472	07/26/2018	utilities
122073-170566	07/26/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	618.05	0.00	121472	07/26/2018	utilities
122073-170566	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	853.01	0.00	121613	09/07/2018	utilities
122073-170580	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	40.38	0.00	121613	09/07/2018	utilities

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
122073-170600	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	12.31	0.00	121613	09/07/2018	utilities
122073-170604	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	22.72	0.00	121613	09/07/2018	utilities
122073-170630	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	13.52	0.00	121613	09/07/2018	utilities
122073-170652	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	17.15	0.00	121613	09/07/2018	utilities
122073-170662	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	26.19	0.00	121613	09/07/2018	utilities
122073-170672	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	9.75	0.00	121613	09/07/2018	utilities
122073-170690	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	21.20	0.00	121613	09/07/2018	utilities
122073-170696	09/05/2018	The Woodsman HOA		2800 Longmire College Station, TX 77845	College Station Utilities	2200	49.81	0.00	121613	09/07/2018	utilities
							9,951.77	0.00			
Total							88,091.84	0.00			

Delinquency

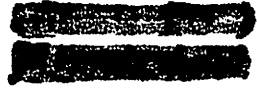
Properties: The Woodsman HOA - 2800 Longmire College Station, TX 77845

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 175.00

Unit	Name	Amount Receivable
The Woodsman HOA - 2800 Longmire College Station, TX 77845		
23	[REDACTED]	202.00
24	[REDACTED]	656.00
		858.00
Total		858.00





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Statement Date

9/30/2018

7330 1 AV 0.378

Account No

807959650

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 807959650

09/01/2018	Beginning Balance		\$170,267.81
	2 Deposits/Other Credits	+	\$1,119.54
	0 Checks/Other Debits	-	\$0.00
09/30/2018	Ending Balance	30 Days in Statement Period	\$171,387.35

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/05/2018	Deposit	\$1,000.00
09/30/2018	Accr Earning Pymt Added to Account	\$119.54

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
09-01	\$170,267.81	09-05	\$171,267.81	09-30	\$171,387.35

EARNINGS SUMMARY

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

Interest Paid This Period	\$119.54	Annual Percentage Yield Earned	0.85 %
Interest Paid YTD	\$661.55	Days in Earnings Period	30

9001



102351 : 00733001

MEMBER FDIC



NYSE Symbol "PB"

WOODSMAN HOA 2019 BUDGET

Description	2018 Budget	2018 Actual	2019 Budget
<u>Income:</u>			
HOA Dues	104,000.00	103413	104000
Late fees: Violations	0	385	
Prepaid HOA dues:	0	324.03	
Total Income:	104,000.00	104122	104000
<u>Operating Expenses:</u>			
Insurance	20687	22521.26	25000 *
Lawn Maintenance	16000	15659.21	16500 *
Legal/Professional	1000	1670	1000
Management fee	6000	6000	6000 *
Pest Control (ext)	2800	2078.4	2500
Porter Service	5000	5045	5100
Repair & Maintenance	2750	1435.59	2500
Utilities (water)	11500	9951.77	11000 *
Plumbing	500	2739.18	1750
Electrical	500	2218.69	1000
Maintenan supplies	250	0	200
Misc/Office/Postage	50	45	50
Transferred to Reserv	12000	12000	12000 **94.76
Special Projects	0	4367.89	
Recycling	2000	1942.85	2000
Total Expenditures:	81037	87674.84	86600 **116.40
Profit/Loss	22963	16030.19	17400
September 30, 2018 Ending Operating Acct.		37,940.50	
September 30, 2018 Ending Reserve Acct.		171,387.35	

Signature of Approval: _____



Bob Walker
 Century 21 Real
 bobw@century21bc.com
 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 10/18/18 at 2:50 pm

Property Type is Residential Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Temporarily Off Market' Status is Sold Status Contractual Search Date is 10/18/2018 to 10/15/2017 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 10/18/2018 to 04/21/2018 Street Number Search is 2800 Street Name is like 'longmire'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
17019258	2800 Longmire Drive #27	27	2	1/-		Woodsmen Condos	1981	1,062	\$94.07	\$99,900	\$99,900	\$94.07	02/09/2018	100.00	45
18011966	2800 Longmire Drive #32	32	2	1/-		Woodsmen Condos	1981	1,062	\$95.10	\$101,000	\$101,000	\$95.10	10/17/2018	100.00	107
17018920	2800 Longmire Drive #21	21	2	1/-		Woodsmen Condos	1981	1,062	\$106.12	\$112,700	\$110,000	\$103.58	04/09/2018	97.60	125
18009989	2800 Longmire Drive #3	3	2	1/-		Woodsmen Condos	1981	1,062	\$110.17	\$117,000	\$117,000	\$110.17	07/06/2018	100.00	37
17019052	2800 Longmire Drive #15	15	2	1/-	NONE	Woodsmen Condos	1981	1,062	\$112.99	\$120,000	\$120,000	\$112.99	01/16/2018	100.00	29
18016720	2800 Longmire Drive #44	44	2	2/-	NONE	Woodsmen Condos	1981	1,060	\$116.04	\$123,000	\$123,000	\$116.04	10/12/2018	100.00	59

# LISTINGS:	6	Medians:	1981	1,062	\$108.15	\$114,850	\$113,500	\$106.88	100.00	52
		Minimums:	1981	1,060	\$94.07	\$99,900	\$99,900	\$94.07	97.60	29
		Maximums:	1981	1,062	\$116.04	\$123,000	\$123,000	\$116.04	100.00	125
		Averages:	1981	1,062	\$105.75	\$112,267	\$111,817	\$105.33	99.60	67

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$99,900	\$123,000	\$112,267	\$114,850
Sold Price	\$99,900	\$123,000	\$111,817	\$113,500



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME:														
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608													
	E-MAIL ADDRESS: rflasowski@farmersagent.com														
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td>21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td>21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			605488386	10/01/2018	10/01/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 75,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

