



Beal Properties
3363 University Dr. Suite 215 • Bryan TX 77802
Business (979)764-2500 hoa@bealbcs.com

Woodsman Board of Directors Meeting Agenda January 19th @ 5:30pm Beal Properties office & Via Zoom

1. Call Meeting to Order
2. Review & Approval of Previous Board Meeting Minutes
3. Financial Report— 4th Quarter
 - a. Cash Flow
 - b. Expense Distribution
 - c. Delinquency
4. Management Report
 - a. Work Orders
 - b. Violations
5. Old Business
 - a. Complex clean up list
 - b. Carports
 - c. Landscaping
6. New Business
 - a. Management Fee(s)
 - b. Annual Meeting
 - c. Complex Projects
7. Next Board Meeting April 20th 2022 @ 5:30 pm
8. Adjourn

Cash Flow

Beal Properties

Active Properties Owned By: The Woodsman Owners Assoc.

Display by Ownership %: No

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

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Transfer From Reserve	10,000.00	2.58	10,000.00	2.58
Late Fees\NSF Rent	105.00	0.03	105.00	0.03
Homeowners Association Dues	112,141.95	28.89	112,141.95	28.89
Insurance Reimbursement	265,965.00	68.51	265,965.00	68.51
Total Operating Income	388,211.95	100.00	388,211.95	100.00
Expense				
Electrical Repairs	7,061.02	1.82	7,061.02	1.82
General Maintenance	7,575.05	1.95	7,575.05	1.95
Insurance	35,203.21	9.07	35,203.21	9.07
Transfer to Reserves	12,000.00	3.09	12,000.00	3.09
Legal Fees	300.00	0.08	300.00	0.08
Lawn/Property Maintenance	17,811.51	4.59	17,811.51	4.59
Management Fee	6,000.00	1.55	6,000.00	1.55
Pest Control	2,078.40	0.54	2,078.40	0.54
Plumbing Expense	5,760.00	1.48	5,760.00	1.48
Porter Service	5,280.00	1.36	5,280.00	1.36
Professional Fees	250.00	0.06	250.00	0.06
Roofing Expense	275,965.00	71.09	275,965.00	71.09
Tax Expense	151.00	0.04	151.00	0.04
Trash Pick-up	3,990.96	1.03	3,990.96	1.03
Utilities	12,251.87	3.16	12,251.87	3.16
Total Operating Expense	391,678.02	100.89	391,678.02	100.89
NOI - Net Operating Income	-3,466.07	-0.89	-3,466.07	-0.89
Total Income	388,211.95	100.00	388,211.95	100.00
Total Expense	391,678.02	100.89	391,678.02	100.89
Net Income	-3,466.07	-0.89	-3,466.07	-0.89
Other Items				
Prepayments	-5.89		-5.89	
Net Other Items	-5.89		-5.89	
Cash Flow	-3,471.96		-3,471.96	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	-334.43		-334.43	
Beginning Cash + Cash Flow	-3,806.39		-3,806.39	
Actual Ending Cash	-3,806.39		-3,806.39	

Cash Flow

Beal Properties

Active Properties Owned By: The Woodsman Owners Assoc.

Display by Ownership %: No

Date Range: 01/01/2022 to 01/19/2022 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	8,148.00	100.00	8,148.00	100.00
Total Operating Income	8,148.00	100.00	8,148.00	100.00
Expense				
Transfer to Reserves	1,000.00	12.27	1,000.00	12.27
Lawn/Property Maintenance	1,085.00	13.32	1,085.00	13.32
Management Fee	500.00	6.14	500.00	6.14
Pest Control	173.20	2.13	173.20	2.13
Porter Service	445.00	5.46	445.00	5.46
Utilities	716.84	8.80	716.84	8.80
Total Operating Expense	3,920.04	48.11	3,920.04	48.11
NOI - Net Operating Income	4,227.96	51.89	4,227.96	51.89
Total Income	8,148.00	100.00	8,148.00	100.00
Total Expense	3,920.04	48.11	3,920.04	48.11
Net Income	4,227.96	51.89	4,227.96	51.89
Other Items				
Prepayments	-538.00		-538.00	
Net Other Items	-538.00		-538.00	
Cash Flow	3,689.96		3,689.96	
Beginning Cash	-3,806.39		-3,806.39	
Beginning Cash + Cash Flow	-116.43		-116.43	
Actual Ending Cash	-116.43		-116.43	

Expense Distribution

Exported On: 01/19/2022 04:39 PM

Properties: Woodsman
Payees: All

Bill Date Range: 01/01/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	06/14/2021	06	Dixie Kee	149.00	124549	06/15/2021	Dixie Kee, Woodsman HOA - 06: Move Out Refund
6390 - Electrical Repairs							
12358	03/01/2021		Constant Current Electric	470.89	124334	03/08/2021	
12359	03/01/2021		Constant Current Electric	470.89	124334	03/08/2021	
9467	03/01/2021	29*	CC Electric	124.50	124332	03/08/2021	
12370	03/18/2021		Constant Current Electric	470.89	124364	03/24/2021	
12367	03/18/2021		Constant Current Electric	4,020.41	124364	03/24/2021	
12404	04/22/2021		Constant Current Electric	128.82	124436	04/22/2021	Security light near unit #18 - bad bulb
12412	05/04/2021		Constant Current Electric	204.59	124469	05/07/2021	32,34,36 Installed 3 LED lamps, new photocell.
12513	08/06/2021		Constant Current Electric	225.00	124656	08/06/2021	plug..
12533	09/07/2021		Constant Current Electric	276.04	124721	09/07/2021	3000W
12545	09/07/2021	44	Constant Current Electric	172.12	124721	09/07/2021	Removed bad bulb and installed new bulb
12564	10/08/2021	62	Constant Current Electric	227.33	124790	10/08/2021	walls
12608	12/14/2021	62	Constant Current Electric	269.54	124929	12/14/2021	#62 - removed bad photocell on building #1 installed light bulbs #1, #3 & #59
				7,061.02			
6455 - General Maintenance							
10271	01/07/2021		The Clean Up Crew	860.00	124182	01/07/2021	Reset 2 parcel boxes, (2 new bases, custom made)
10197	01/18/2021		The Clean Up Crew	40.00	124213	01/20/2021	
10321	01/25/2021		The Clean Up Crew	2,310.00	124228	01/25/2021	
77572	03/08/2021		Asure Carpet Cleaning	940.91	124330	03/08/2021	water extraction unit 54
10704	04/07/2021		The Clean Up Crew	296.00	124413	04/07/2021	#55/ reset toilet and replaced fange from floor being removed from winter storm
10665	04/07/2021		The Clean Up Crew	356.00	124413	04/07/2021	fence)
ZR009121	04/22/2021		Zwernemann Flooring	397.28	124440	04/22/2021	#55 - replaced vinyl tile due to flooding from the winter weather in February
10758	05/04/2021		The Clean Up Crew	55.00	124480	05/07/2021	Checked on burned out car and the carport above it #28
10750	05/04/2021		The Clean Up Crew	392.00	124480	05/07/2021	Inspected carport, replaced 3" metal post, cement, weld post to carport awning
13251	09/07/2021		T. Fry Make Ready	390.36	124726	09/07/2021	Painted
10760	10/08/2021		The Clean Up Crew	330.00	124797	10/08/2021	Repaired sidewalk in front of 62 & sidewalk in front of 26
1428	10/08/2021	27	Capital Construction Services	250.00	124787	10/08/2021	Repaired area around hosebib
89116	10/08/2021		Johnathan Rios	75.00	124782	10/08/2021	Repaired broken on one side of the fence, replaced all broken panels.
13360	11/08/2021	07	T. Fry Make Ready	50.00	124855	11/08/2021	unit 7 - repaired loose holder
10522	12/14/2021		The Clean Up Crew	1,072.50	124936	12/14/2021	Repaired section of sidewalk in front of #7
				7,815.05			
6470 - Insurance							
F005461691-001-00001	01/25/2021		Farmers Insurance Exchange	3,023.09	124222	01/25/2021	
F005461691-001-00001	03/01/2021		Farmers Insurance Exchange	3,023.09	124320	03/02/2021	
F005461691-001-00001	03/25/2021		Farmers Insurance Exchange	3,023.09	124376	03/26/2021	Monthly Insurance invoice
F005461691-001-00001	04/19/2021		Farmers Insurance Exchange	3,023.09	124429	04/20/2021	Monthly Insurance payment
F005461691-001-00001	05/18/2021		Farmers Insurance Exchange	3,023.09	124494	05/19/2021	Monthly Insurance payment
F005461691-001-00001	06/28/2021		Farmers Insurance Exchange	3,023.09	124558	06/28/2021	Monthly Insurance invoice
F005461691-001-00001	07/27/2021		Farmers Insurance Exchange	3,023.09	124623, 124623, 124678	07/27/2021, 07/27/2021, 07/27/2021	Monthly Insurance Premium
F005461691-001-00001	08/17/2021		Farmers Insurance Exchange	3,017.09	124679	08/17/2021	Insurance Premium
F005461691-001-00001	10/08/2021		Farmers Insurance Exchange	3,895.99	124791	10/08/2021	Monthly Insurance Premium
F005461691-001-00001	11/04/2021		Farmers Insurance Exchange	3,567.25	124849	11/08/2021	Monthly Insurance Premium
F005461691-001-00001	12/22/2021		Farmers Insurance Exchange	3,561.25	124944	12/22/2021	Monthly Insurance Premium
				35,203.21			
6471 - Transfer to Reserves							
	01/01/2021		The Woodsman HOA	1,000.00	124160	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		The Woodsman HOA	1,000.00	124243	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		The Woodsman HOA	1,000.00	124310	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		The Woodsman HOA	1,000.00	124396	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		The Woodsman HOA	1,000.00	124453	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		The Woodsman HOA	1,000.00	124515	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		The Woodsman HOA	1,000.00	124575	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		The Woodsman HOA	1,000.00	124638	08/02/2021	August 2021 - Transfer to Reserves

	09/01/2021		The Woodsman HOA	1,000.00	124710	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		The Woodsman HOA	1,000.00	124768	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		The Woodsman HOA	1,000.00	124839	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		The Woodsman HOA	1,000.00	124904	12/02/2021	December 2021 - Transfer to Reserves
				12,000.00			
6473 - Legal Fees							
45578	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
6475 - Lawn/Property Maintenance							
2873	01/07/2021		Lopez Boyz	1,000.00	124179	01/07/2021	Monthly Lawn Maintenance
2956	01/18/2021	24	Lopez Boyz	60.00	124210	01/20/2021	
3013	02/04/2021		Lopez Boyz	1,000.00	124272	02/08/2021	
3024	02/04/2021		Lopez Boyz	80.00	124272	02/08/2021	
3026	02/04/2021		Lopez Boyz	150.00	124272	02/08/2021	
3478	03/02/2021		Advanced Lawn & Irrigation	100.00	124329	03/08/2021	
3037	03/08/2021		Lopez Boyz	667.00	124341	03/08/2021	Feb lawn care
3169	04/06/2021		Lopez Boyz	1,000.00	124411	04/07/2021	March 8, 19, 29 lawn maintenance
3264	05/07/2021		Lopez Boyz	1,000.00	124478	05/07/2021	Monthly lawn maintenance
3282	05/07/2021		Lopez Boyz	85.00	124478	05/07/2021	Clean up complex after hail storm
15605	06/03/2021		Green Rite Lawn Spraying Service	595.38	124527	06/04/2021	Fertilize - balance with Micronutrients, iron, insecticides, weed control
3364	06/03/2021		Lopez Boyz	55.00	124529	06/04/2021	Cut branches away from electrical cables
3354	06/03/2021		Lopez Boyz	1,000.00	124529	06/04/2021	Monthly Lawn Maintenance
3388	07/06/2021		Lopez Boyz	350.00	124596	07/07/2021	Cut & remove branches, cut medium size tree, hauled off debris
3403	07/06/2021		Lopez Boyz	1,000.00	124596	07/07/2021	Monthly lawn maintenance
3493	08/06/2021		Lopez Boyz	1,000.00	124663	08/06/2021	Monthly Lawn Maintenance
21-807	08/06/2021		Brazos Valley Stump Grinding and Tree	3,788.75	124652	08/06/2021	Remove dead limbs from trees, clear limbs off roof & Bldg. 2 palms
3598	09/07/2021		Lopez Boyz	1,000.00	124724	09/07/2021	Monthly Lawn Maintenance
3593	09/07/2021		Lopez Boyz	70.00	124724	09/07/2021	#30 -Remove Branches- Backyard
3670	10/08/2021		Lopez Boyz	150.00	124779	10/08/2021	water leak.
3680	10/08/2021		Lopez Boyz	1,000.00	124779	10/08/2021	Monthly Lawn Maintenance
16089	10/15/2021		Green Rite Lawn Spraying Service	595.38	124813	10/15/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
3798	11/08/2021		Lopez Boyz	1,000.00	124854	11/08/2021	Monthly Lawn Maintenance
3811	11/08/2021		Lopez Boyz	65.00	124854	11/08/2021	Placed grass in front of #7
3834	12/07/2021		Lopez Boyz	1,000.00	124919	12/07/2021	Monthly Lawn Maintenance
				17,811.51			
6540 - Management Fee							
	01/03/2021		Beal Properties	500.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	500.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	500.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	500.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	500.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	500.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	500.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	500.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	500.00	124718	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	500.00	124777	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	500.00	124844	11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	500.00	124907	12/02/2021	Management Fee for 12/2021
				6,000.00			
6695 - Pest Control							
22874	01/07/2021		Joe Loudat DBA/	173.20	124177	01/07/2021	Monthly Pest Control
23014	02/04/2021		Joe Loudat DBA/	173.20	124271	02/08/2021	
23152	03/01/2021		Joe Loudat DBA/	173.20	124339	03/08/2021	
23292	04/06/2021		Joe Loudat DBA/	173.20	124409	04/07/2021	2800 #23-46 Monthly exterior service
23442	05/04/2021		Joe Loudat DBA/	173.20	124475	05/07/2021	Monthly Pest Control
23575	06/03/2021		Joe Loudat DBA/	173.20	124536	06/04/2021	Monthly Pest Control
23726	07/05/2021		Joe Loudat DBA/	173.20	124582	07/06/2021	Monthly Pest Control
23989	08/05/2021		Joe Loudat DBA/	173.20	124660	08/06/2021	monthly exterior service #1-22
24042	09/07/2021		Joe Loudat DBA/	173.20	124722	09/07/2021	Monthly Pest Control
24226	10/08/2021		Joe Loudat DBA/	173.20	124781	10/08/2021	Monthly Pest Control
24372	11/11/2021		Joe Loudat DBA/	173.20	124868	11/12/2021	Monthly Pest Control
24519	12/14/2021		Joe Loudat DBA/	173.20	124932	12/14/2021	Monthly Pest Control
				2,078.40			
6700 - Plumbing Expense							
2920	01/07/2021		Twin City Plumbing LLC	750.00	124184	01/07/2021	Repaired 2" water line near #24
3158	03/01/2021	60	Twin City Plumbing LLC	120.00	124347	03/08/2021	
3126	03/01/2021	55	Twin City Plumbing LLC	120.00	124347	03/08/2021	
3442	05/04/2021		Twin City Plumbing LLC	185.00	124482	05/07/2021	Replaced two hose bibs fron & back (42)
3522	06/03/2021		Twin City Plumbing LLC	375.00	124533	06/04/2021	26 & 27 - Repaired 1" main water line
3649	07/06/2021		Twin City Plumbing LLC	120.00	124604	07/07/2021	(54)
3774	07/06/2021		Twin City Plumbing LLC	120.00	124604	07/07/2021	18 - Water leak was homeowner responsibility
3772	07/06/2021		Twin City Plumbing LLC	1,350.00	124604	07/07/2021	Repaired main water line at water meter. (6 hours)
3991	08/24/2021		Twin City Plumbing LLC	120.00	124695	08/25/2021	#39 - Repaired hose bib
4118	10/08/2021	62	Twin City Plumbing LLC	1,400.00	124799	10/08/2021	Repaired 2" main water leak under sidewalk
4091	10/08/2021	31	Twin City Plumbing LLC	650.00	124799	10/08/2021	31- Repaired water leak at 1 -1/2" pvc water line
4089	10/08/2021	56	Twin City Plumbing LLC	450.00	124799	10/08/2021	Replace 1" main valve for unit 56
4071	11/11/2021	33	Twin City Plumbing LLC	145.00	124877	11/12/2021	(owner bill)

				5,905.00			
6701 - Porter Service							
2091	01/07/2021	Robert Walker	400.00	124186	01/07/2021	Monthly Porter Service	
2120	02/04/2021	Robert Walker	400.00	124273	02/08/2021		
2146	03/08/2021	Robert Walker	400.00	124348	03/08/2021	Feb Porter Service	
2158	04/06/2021	Robert Walker	175.00	124415	04/07/2021	March 5,17 bulk pick up,dump fees	
2171	04/06/2021	Robert Walker	400.00	124415	04/07/2021	March porter service	
2181	05/05/2021	Robert Walker	30.00	124483	05/07/2021	April 2021 Monthly Bulk Pick up Service	
2195	05/05/2021	Robert Walker	400.00	124483	05/07/2021	April 2021 Porter Service	
2212	06/03/2021	Robert Walker	400.00	124534	06/04/2021	Monthly Porter Service	
2234	07/05/2021	Robert Walker	400.00	124583	07/06/2021	June 2021 Porter Service	
2242	08/06/2021	Robert Walker	90.00	124668	08/06/2021	Bulk Pick up July 2021	
2259	08/06/2021	Robert Walker	400.00	124668	08/06/2021	Monthly Porter Service	
2281	09/07/2021	Robert Walker	400.00	124728	09/07/2021	Monthly Porter Service	
2272	09/07/2021	Robert Walker	45.00	124728	09/07/2021	Bulk picked up	
2293	10/07/2021	Robert Walker	30.00	124778	10/08/2021	Posted notices on all doors about specific R&R's	
2301	10/07/2021	Robert Walker	400.00	124778	10/08/2021	Monthly Porter Service	
3666	10/08/2021	Lopez Boyz	80.00	124779	10/08/2021	Remove dead branches and trash from carport	
2321	11/08/2021	Robert Walker	400.00	124856	11/08/2021	Monthly Porter Service	
3819	12/07/2021	Lopez Boyz	30.00	124919	12/07/2021	Porter Service - one day for Walker	
2342	12/07/2021	Robert Walker	400.00	124923	12/07/2021	Monthly Porter Service	
			5,280.00				
6705 - Professional Fees							
211361	11/11/2021	Thompson, Derrig and Craig, P.C.	250.00	124876	11/12/2021	Preparation of Federal Corp Income Tax Return 2020	
6750 - Roofing Expense							
WM DRAW 01	07/16/2021	Grandchamp Roofing	40,000.00	124611	07/16/2021	1st Draw for Roofing Job	
00001	07/22/2021	Grandchamp Roofing	125,000.00	124617	07/22/2021	Partial Payment for Roofing Project	
final payment on roof replacement	07/27/2021	Grandchamp Roofing	69,465.00	124624	07/27/2021	final payment on roof replacement	
0002	08/23/2021	Grandchamp Roofing	41,500.00	124685	08/23/2021	Final Payment for Gutters	
			275,965.00				
6755 - Tax Expense							
74-2194189	10/15/2021	United States Treasury	151.00	124809	10/15/2021	2020 Income Tax due	
141857 / 423862	11/11/2021	Kristeen Roe, Tax A/C	0.00			2021 -Property Tax	
			151.00				
6776 - Trash Pick-up							
0000051447	01/18/2021	BVR Waste and Recycling	373.65	124203	01/20/2021		
2105	02/04/2021	Robert Walker	30.00	124273	02/08/2021		
0000051876	02/08/2021	BVR Waste and Recycling	298.92	124276	02/08/2021		
2121	03/08/2021	Robert Walker	75.00	124348	03/08/2021	Bulk pick up Feb	
0000052209	03/08/2021	BVR Waste and Recycling	224.19	124331	03/08/2021		
0000052507	04/16/2021	BVR Waste and Recycling	373.65	124424	04/16/2021	Recycling Trash bins	
0000052968	05/14/2021	BVR Waste and Recycling	298.92	124489	05/19/2021	Recycling Trash bins	
0000053261	06/07/2021	BVR Waste and Recycling	298.92	124538	06/07/2021	Monthly Recycling Containers & Service	
0000053713	07/19/2021	BVR Waste and Recycling	373.65	124612	07/19/2021	Monthly Recycling Containers & Service	
0000054519	08/13/2021	BVR Waste and Recycling	298.92	124671	08/13/2021	Bulk recycling bins at Woodsman HOA	
0000054770	10/08/2021	BVR Waste and Recycling	373.65	124785	10/08/2021	Monthly Recycling Containers & Service	
0000055476	10/11/2021	BVR Waste and Recycling	298.92	124804	10/11/2021	Monthly Recycling Containers & Service	
0000055885	11/11/2021	BVR Waste and Recycling	298.92	124859	11/12/2021	Monthly Recycling Containers & Service	
0000056589	12/07/2021	BVR Waste and Recycling	373.65	124911	12/07/2021	Monthly Recycling Containers & Service	
			3,990.96				
6810 - Utilities							
122073-170630	01/06/2021	College Station Utilities	16.84	124172	01/07/2021		
122073-170652	01/06/2021	College Station Utilities	22.42	124172	01/07/2021		
122073-170662	01/06/2021	College Station Utilities	12.77	124172	01/07/2021		
122073-170672	01/06/2021	College Station Utilities	15.93	124172	01/07/2021		
122073-170690	01/06/2021	College Station Utilities	140.58	124172	01/07/2021		
122073-170696	01/06/2021	College Station Utilities	26.28	124172	01/07/2021		
122073-170566	01/06/2021	College Station Utilities	795.35	124172	01/07/2021		
122073-170580	01/06/2021	College Station Utilities	36.15	124172	01/07/2021		
122073-170600	01/06/2021	College Station Utilities	219.55	124172	01/07/2021		
122073-170566	02/04/2021	College Station Utilities	639.80	124267	02/08/2021		
122073-170580	02/04/2021	College Station Utilities	34.94	124267	02/08/2021		
122073-170600	02/04/2021	College Station Utilities	210.48	124267	02/08/2021		
122073-170630	02/04/2021	College Station Utilities	16.68	124267	02/08/2021		
122073-170652	02/04/2021	College Station Utilities	21.67	124267	02/08/2021		
122073-170662	02/04/2021	College Station Utilities	12.77	124267	02/08/2021		
122073-170672	02/04/2021	College Station Utilities	15.78	124267	02/08/2021		
122073-170690	02/04/2021	College Station Utilities	132.88	124267	02/08/2021		
122073-170696	02/04/2021	College Station Utilities	25.98	124267	02/08/2021		
122073-170566	03/01/2021	College Station Utilities	499.50	124319	03/02/2021		
122073-170580	03/01/2021	College Station Utilities	34.79	124319	03/02/2021		
122073-170600	03/01/2021	College Station Utilities	215.15	124319	03/02/2021		
122073-170630	03/01/2021	College Station Utilities	12.77	124319	03/02/2021		
122073-170652	03/01/2021	College Station Utilities	21.81	124319	03/02/2021		
122073-170662	03/01/2021	College Station Utilities	12.77	124319	03/02/2021		
122073-170672	03/01/2021	College Station Utilities	14.73	124319	03/02/2021		
122073-170690	03/01/2021	College Station Utilities	119.15	124319	03/02/2021		
122073-170696	03/01/2021	College Station Utilities	26.13	124319	03/02/2021		
122073-170566	04/06/2021	College Station Utilities	853.30	124417	04/07/2021	Utilities - water	
122073-170580	04/06/2021	College Station Utilities	27.70	124417	04/07/2021	Utilities - electric	
122073-170600	04/07/2021	College Station Utilities	172.36	124417	04/07/2021	utilities - electric	
122073-170630	04/07/2021	College Station Utilities	11.71	124417	04/07/2021	utilities - electric	

122073-170652	04/07/2021	College Station Utilities	18.50	124417	04/07/2021	utilities - electric
122073-170662	04/07/2021	College Station Utilities	14.13	124417	04/07/2021	utilities - electric
122073-170672	04/07/2021	College Station Utilities	13.52	124417	04/07/2021	utilities - electric
122073-170690	04/07/2021	College Station Utilities	91.08	124417	04/07/2021	utilities - electric
122073-170696	04/07/2021	College Station Utilities	24.77	124417	04/07/2021	utilities - electric
122073-170566	05/04/2021	College Station Utilities	572.70	124468	05/07/2021	utilities - security light - water
122073-170580	05/04/2021	College Station Utilities	29.36	124468	05/07/2021	Utilities - electric
122073-170600	05/04/2021	College Station Utilities	182.11	124468	05/07/2021	Utilities - electric
122073-170630	05/04/2021	College Station Utilities	12.02	124468	05/07/2021	Utilities - electric
122073-170652	05/04/2021	College Station Utilities	19.40	124468	05/07/2021	Utilities - electric
122073-170662	05/04/2021	College Station Utilities	14.88	124468	05/07/2021	Utilities - electric
122073-170672	05/04/2021	College Station Utilities	14.43	124468	05/07/2021	Utilities - electric
122073-170690	05/04/2021	College Station Utilities	98.78	124468	05/07/2021	Utilities - electric
122073-170696	05/04/2021	College Station Utilities	25.07	124468	05/07/2021	Utilities - electric
122073-170566	06/03/2021	College Station Utilities	554.40	124525	06/04/2021	utilities - security light - water
122073-170580	06/03/2021	College Station Utilities	27.40	124525	06/04/2021	Utilities - electric
122073-170600	06/03/2021	College Station Utilities	177.75	124525	06/04/2021	Utilities - electric
122073-170630	06/03/2021	College Station Utilities	12.02	124525	06/04/2021	Utilities - electric
122073-170652	06/03/2021	College Station Utilities	18.95	124525	06/04/2021	Utilities - electric
122073-170662	06/03/2021	College Station Utilities	14.27	124525	06/04/2021	Utilities - electric
122073-170672	06/03/2021	College Station Utilities	14.13	124525	06/04/2021	Utilities - electric
122073-170690	06/03/2021	College Station Utilities	92.59	124525	06/04/2021	Utilities - electric
122073-170696	06/03/2021	College Station Utilities	24.31	124525	06/04/2021	Utilities - electric - security light
122073-170566	06/30/2021	College Station Utilities	737.40	124563	06/30/2021	utilities - water - security light
122073-170580	06/30/2021	College Station Utilities	28.61	124563	06/30/2021	utilities - electric
122073-170600	06/30/2021	College Station Utilities	176.67	124563	06/30/2021	utilities - electric
122073-170630	06/30/2021	College Station Utilities	12.16	124563	06/30/2021	utilities - electric
122073-170652	06/30/2021	College Station Utilities	19.56	124563	06/30/2021	utilities - electric
122073-170662	06/30/2021	College Station Utilities	14.57	124563	06/30/2021	utilities - electric
122073-170672	06/30/2021	College Station Utilities	14.27	124563	06/30/2021	utilities - electric
122073-170690	06/30/2021	College Station Utilities	100.14	124563	06/30/2021	utilities - electric
122073-170696	06/30/2021	College Station Utilities	24.46	124563	06/30/2021	utilities - electric
122073-170566	07/27/2021	College Station Utilities	420.20	124621	07/27/2021	utilities - water - security light
122073-170580	07/27/2021	College Station Utilities	27.40	124621	07/27/2021	utilities - electric/BLD 5
122073-170600	07/27/2021	College Station Utilities	166.76	124621	07/27/2021	utilities - electric/BLD 4
122073-170630	07/27/2021	College Station Utilities	11.85	124621	07/27/2021	utilities - electric/BLD 3
122073-170652	07/27/2021	College Station Utilities	19.86	124621	07/27/2021	utilities - electric/BLD 7
122073-170662	07/27/2021	College Station Utilities	13.52	124621	07/27/2021	utilities - electric/BLD 8
122073-170672	07/27/2021	College Station Utilities	13.96	124621	07/27/2021	utilities - electric/BLD 2
122073-170690	07/27/2021	College Station Utilities	97.13	124621	07/27/2021	utilities - electric/BLD 9
122073-170696	07/27/2021	College Station Utilities	23.71	124621	07/27/2021	utilities - electric/security light/BLD 1
122073-170566	08/26/2021	College Station Utilities	697.75	124697	08/26/2021	utilities - security light - water
122073-170580	08/26/2021	College Station Utilities	28.16	124697	08/26/2021	utilities - electric - sanitation
122073-170600	08/26/2021	College Station Utilities	173.25	124697	08/26/2021	utilities - electrical
122073-170630	08/26/2021	College Station Utilities	12.02	124697	08/26/2021	utilities - electrical
122073-170652	08/26/2021	College Station Utilities	20.31	124697	08/26/2021	utilities - electrical
122073-170662	08/26/2021	College Station Utilities	13.52	124697	08/26/2021	utilities - electrical
122073-170672	08/26/2021	College Station Utilities	14.13	124697	08/26/2021	utilities - electrical
122073-170690	08/26/2021	College Station Utilities	96.37	124697	08/26/2021	utilities - electrical
122073-170696	08/26/2021	College Station Utilities	24.02	124697	08/26/2021	utilities - electrical - security light
122073-170696	09/29/2021	College Station Utilities	24.17	124759	09/29/2021	BLD 1 - utilities - security light
122073-170690	09/29/2021	College Station Utilities	97.13	124759	09/29/2021	BLD 9 - Utilities - Electric
122073-170672	09/29/2021	College Station Utilities	14.57	124759	09/29/2021	BLD 2 - utilities - Electric
122073-170662	09/29/2021	College Station Utilities	13.96	124759	09/29/2021	BLD 8 - Utilities - Electrical
122073-170652	09/29/2021	College Station Utilities	20.76	124759	09/29/2021	BLD 7 - Utilities - Electric
122073-170630	09/29/2021	College Station Utilities	12.16	124759	09/29/2021	BLD 3 - Utilities - Electric
122073-170600	09/29/2021	College Station Utilities	182.31	124759	09/29/2021	BLD 4 - Utilities - Electric
122073-170580	09/29/2021	College Station Utilities	29.37	124759	09/29/2021	BLD 5 - Utilities - Electric
122073-170566	09/29/2021	College Station Utilities	536.10	124759	09/29/2021	2800 Longmire - utilities - water - security light
122073-170566	11/04/2021	College Station Utilities	563.55	124853	11/08/2021	2800 Longmire - utilities - water - security light
122073-170580	11/04/2021	College Station Utilities	29.98	124853	11/08/2021	2800 Longmire BLD 5 - electrical - sanitation
122073-170600	11/04/2021	College Station Utilities	184.24	124853	11/08/2021	2800 Longmire BLD 4 - utilities - electrical
122073-170630	11/04/2021	College Station Utilities	12.31	124853	11/08/2021	2800 Longmire BLD 3 - utilities - electrical
122073-170652	11/04/2021	College Station Utilities	20.62	124853	11/08/2021	2800 Longmire BLD 7 - utilities - electrical
122073-170662	11/04/2021	College Station Utilities	14.27	124853	11/08/2021	2800 Longmire BLD 8 - utilities - electrical
122073-170672	11/04/2021	College Station Utilities	14.88	124853	11/08/2021	2800 Longmire BLD 2 - utilities - electrical
122073-170690	11/04/2021	College Station Utilities	97.87	124853	11/08/2021	2800 Longmire BLD 9 - utilities - electrical
122073-170696	11/04/2021	College Station Utilities	24.16	124853	11/08/2021	Light
122073-170672	12/01/2021	College Station Utilities	15.33	124891	12/01/2021	utilities - electrical
122073-170662	12/01/2021	College Station Utilities	14.57	124891	12/01/2021	utilities - electrical
122073-170652	12/01/2021	College Station Utilities	20.91	124891	12/01/2021	utilities - electrical
122073-170630	12/01/2021	College Station Utilities	12.31	124891	12/01/2021	utilities - electrical
122073-170600	12/01/2021	College Station Utilities	188.82	124891	12/01/2021	utilities - electrical
122073-170580	12/01/2021	College Station Utilities	31.02	124891	12/01/2021	utilities - electric - sanitation
122073-170566	12/01/2021	College Station Utilities	462.90	124891	12/01/2021	utilities - security light - water
122073-170696	12/01/2021	College Station Utilities	25.21	124891	12/01/2021	utilities - electrical - security light
122073-170690	12/01/2021	College Station Utilities	101.34	124891	12/01/2021	utilities - electrical
			12,251.87			
Total			392,212.02			

Delinquency (As Of)

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

As of: 12/31/2021

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Name	Amount Receivable
Woodsman HOA - 2800 Longmire College Station, TX 77845		
21	[REDACTED]	401.05
23	[REDACTED]	157.00
33	[REDACTED]	145.00
45	[REDACTED]	30.00
49	[REDACTED]	102.00
		835.05
Total		835.05



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Statement Date

11/30/2021

3826 1 AV 0.426

Account No

****9650

WOODSMAN HOMEOWNERS ASSN

903 TEXAS AVE S

Page 1 of 4

COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY

TX Business Premier Money Market Account No ****9650

11/01/2021	Beginning Balance		\$166,595.22
	2 Deposits/Other Credits	+	\$1,013.76
	0 Checks/Other Debits	-	\$0.00
11/30/2021	Ending Balance	30 Days in Statement Period	\$167,608.98

DEPOSITS/OTHER CREDITS

Date	Description	Amount
11/04/2021	Deposit	\$1,000.00
11/30/2021	Accr Earning Pymt Added to Account	\$13.76

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
11-01	\$166,595.22	11-04	\$167,595.22	11-30	\$167,608.98

EARNINGS SUMMARY

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

Interest Paid This Period	\$13.76	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$155.59	Days in Earnings Period	30

9001



102101 : 00382601



ASSOCIATION MANAGEMENT AGREEMENT

This Agreement is made on January 1st, 2022, by and between Thigpin Real Estate Services LLC. (hereinafter referred to as "Beal Properties") and Woodsman Owner's Association Inc. (hereinafter referred to as "the Association").

WHEREAS, the Association is responsible for the collection of dues from its Members, and the maintenance, repairs and replacement of the common areas and areas of common responsibility, as defined in the Declaration of Protective Covenants, in the development commonly known as Woodsman Owner's Association Inc. ., and;

WHEREAS, the Association wishes to employ Beal Properties as its agent to assist in the discharge of the Association's day-to-day responsibilities;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, it is hereby agreed:

1. As of the Effective Date, herein defined, the Association hereby appoints Beal Properties, and Beal Properties does hereby accept appointment, as the exclusive Association Manager of Woodsman Owner's Association Inc.

2. Beal Properties shall provide all the services as provided in Attachment "A", as well as all of the following specific services:

a. Contract, on behalf of the Association upon approval of the Board of Directors, with independent contractors and service providers to provide for community service and/or general maintenance necessary for the common areas, landscaping, resident safety, and welfare of which the Board is required to or elects to afford its members.

b. Obtain and submit to the Board of Directors, bids for service and maintenance tasks as required by the Association. Beal Properties shall obtain, when possible, three (3) bids for annual service & maintenance contracts, when requested by the Board of Director, but not more than once per year, per service. Beal Properties will assist in analyzing the bids and qualifications of the vendors and make recommendations to the Board of Directors. Beal Properties is not liable or responsible for any actions or inactions of any recommended vendor. All discounts offered by vendors for work or supplies for, or at, the Association shall convey to the Association.

c. The management of large-scale projects outside the scope of day-to-day operations is available for an additional fee of ten (10) percent of the project expense. Examples of these projects include but are not limited to paving/sealing of roadways; insurance claims, building renovations, and capital improvement projects.

d. If repairs are required to the common area, Beal Properties is authorized to contract on behalf of the Association for said repairs in an amount not to exceed \$500.00 for any single item of repair

without any specific authorization from the Association prior to expending the funds. In the event that an emergency repair is necessary, Beal Properties is authorized to expend any amount not to exceed \$2,000.00 for an individual item of emergency repair without specific authority or direction from the Association. As used herein, "emergency repair" shall mean any repair necessary to preserve the property of the Association or eliminate eminent danger to life or property or maintain necessary services.

e. Collect all assessments, or dues owing to the Association from its members. Beal Properties' responsibility in this respect shall extend to mailing notices of delinquency if needed. The Association authorizes Beal Properties to bill and receive assessments and other amounts due to the Association. The Association must choose to either have their receipts deposited in an operating account under the Association's name and not commingled with funds of any other party, including Beal Properties, or have their receipts deposited in an operating account under the Association's name. If requested by the Association, Beal Properties will make deposits into the Association's reserve account but will not make any withdrawals from it.

f. Ninety (90) days or more after notification has been sent to a delinquent owner, Beal Properties will initiate legal action for the collection of any delinquent dues. All legal fees are to be assessed against the Owner and recovered before the account is cleared, unless otherwise directed by the Board of Directors.

g. To the extent the Association is required by its Articles of Incorporation, By-laws, or a Declaration of Covenants and Restrictions, to maintain any improvements which are not situated in the common area, Beal Properties will contract-upon approval of the Board of Directors- with independent contractors to provide such maintenance subject to the same standards and limitations applicable to services provided for maintenance of the common areas.

h. Maintain a digital file containing documents relative to administration and ownership; and update the file as necessary. Such file shall include a current and complete roster of owners and other data necessary to properly administer the Association's affairs, providing such data is made available to Beal Properties.

i. Maintain a fiduciary bond(s), insuring all employees who handle funds on behalf of the Association. Beal Properties shall not be liable for any loss or damage not caused by its own negligence or breach of this Agreement.

j. Provide year-end financial data to the Association's designated tax preparer.

k. Cooperate fully with the independent certified public accountant in the conduct of the annual audit to include making all records, books, and accounts available for their inspection and review and to deliver such records to the designated CPA for tax preparation and audit, if required.

l. Assist the Board of Directors in preparing a proposed annual operating budget each year.

m. Perform routine inspections for covenant violations of the community and follow-up reviews of any violations found; keep a record for the Architectural Committee as appropriate. Potential problems will be addressed, and solutions proposed to the Board of Directors.

n. Report to the Association's Board of Directors on any violations of the Association's governing documents that come to the attention of management for action, as appropriate.

o. Communicate with Association's members responding to telephone calls, correspondence, and fax in a timely manner. Beal Properties will maintain a telephone number during regular business hours Monday through Friday of each week, excluding holidays. An answering service will be provided at other times for emergency services. All communication with the Owners of the Association shall be in a businesslike manner.

p. Provide advice and expertise on proper common property maintenance and safety.

q. Accounting functions will include keeping of the accounting books and records of the Association, all of which will at all times be understood to be the property of the Association, and to furnish a monthly summary statement of income and expense, balance sheet, schedule of accounts payable and receivable and print-out of the general ledger of the Association's books, as well as other such accounting reports as shall be mutually agreeable prepared in accordance with GAAP, unless otherwise approved by the Board. Beal Properties will store, upon agreement of the Association, at its offices or other satisfactory location under the control of Beal Properties, all books, records, files, program, documents, and procedures for this Agreement per the retention policy, to the extent that such is provided to Beal Properties.

r. Provide the Board of Directors a meeting packet prior to each regularly scheduled Board meeting.

s. Attend four (4) regularly scheduled Board of Directors' meetings and one (1) Annual Meeting by the Associations' Property Manager for the purpose of providing any information the Board may require. Meeting facilities are available at the Beal Properties office at no charge to the Association, on a first come, first serve reservation basis. Additional HOA meetings that the Board requests Beal Properties to attend will be billed at a rate of \$75.00/hr.

t. Provide Association Resale or Disclosure Packets as required. For this service Beal Properties shall be entitled to collect an Admin Fee (separate and distinct from any other compensation provided herein), paid by either the buyer or seller at closing.

u. Reimbursable expenses will include legal fees for services required to be performed by Beal Properties pursuant to the terms of this Agreement, postage and materials for mail outs, and special copying as requested by the Board of Directors. Large scale copying will be outsourced to a copying vendor at cost.

3. The Association shall:

a. Operate in a manner consistent with the duties imposed by statute and by the Association's governing documents. The Board shall act as the decision-making body for the Association.

b. Indemnify and hold Beal Properties (as well as its representatives, agents, and employees) harmless from any loss or from any cause whatsoever arising out of Beal Properties acting on behalf of the Association. The Association agrees to promptly and diligently, at its own expense, defend any claim, action or proceeding against Beal Properties which arises out of its agency relationship with the association, and to pay any claim or reimburse Beal Properties any money, which it is, required to pay out in connection with its agency relationship with the Association. Notwithstanding any other provision of this Agreement, the Association shall not be responsible for defending or paying any claim arising from any gross negligence or willful misconduct on the part of Beal Properties, its agents, or employees.

c. If required by the governing documents, or otherwise under Texas law, maintain liability insurance insuring those using the common areas, as well as appropriate fire and hazard insurance policies protecting any improvements owned by the Association, prior to approval of the Board.

d. Refrain from entering into any employment negotiations with or hire any of Beal Properties' employees during the term of this Agreement or for a period of one (1) year after the termination of this Agreement without the prior written consent of Beal Properties.

4. Services excluded from this Agreement, include:

a. Dispute resolution: Extended time related to disputes which would involve a significant amount of administrative time would be negotiated prior to incurring the cost. Areas where this time may occur include court appearances, depositions, warranty disputes, and insurance claim disputes.

b. Extra meetings: Attendance at additional Board meetings other than those described in paragraph 2.r. above.

c. Accounting and legal services: The Association shall be responsible for the engagement of attorneys and accountants to provide, at the Association's expense, any legal and accounting services not required to be performed by Beal Properties pursuant to the terms of this Agreement.

d. Annual certified audit: The Association shall conduct, at its own expense, an annual certified audit of the financial statement prepared by Beal Properties and of the system of internal control utilized by Beal Properties in maintaining the Association's records. (This provision may be waived upon the consent of the Association.)

5. This agreement constitutes an agency relationship only. The term of this agreement shall be for one (1) year commencing February 1st, 2022, for \$600.00 per month. Fees will be paid on the 7th

day of each month, or if the 7th falls on a weekend, on the business day closest to the 7th. The association will also pay a one time startup fee of \$0.00

6. This contract will automatically renew for subsequent one-year terms, unless the Agreement is terminated by either party, pursuant to the terms of this Agreement.

7. This Agreement may be terminated with or without cause by either party with prior written notice to the other party. Such notice shall be delivered at least sixty (60) calendar days prior to termination. Receipt of such notice shall be deemed accepted if hand-delivered or mailed via First Class Mail by one party to the other party. The parties shall observe the following termination procedures:

a. Turnover of records: The following records shall be provided to the Association by Beal Properties within forty-five (45) days of the date of the termination of this Agreement: Copies of all financial, accounting, and legal records retained by Beal Properties, including, but not limited to tax returns, bank statements, financial statements, general ledgers, accounts payable, and monthly assessment records, Association minutes, rosters, and contracts.

b. Certified audit: Upon termination of this Agreement, the Association may, at its own expense, engage the services of a duly licensed Certified Public Accountant to render a certified audit of the financial statement of the Association for the current financial period ending on the termination date and commencing at the beginning of the latest fiscal year of the Association or six (6) months from the termination date, whichever period shall be longer.

c. Association funds and bank accounts: Beal Properties shall terminate all signature authority it may have in any bank account of the Association. Any funds belonging to the Association shall be returned to the Association on the termination date of this Agreement, with the exception that Beal Properties may, at its discretion, retain in an escrow account the sum of money which is necessary to pay accounts payable which are the obligation of the Association to pay but which have been contracted for in the name of Beal Properties. In the event it retains any of the sums described herein, Beal Properties shall provide to the Association an accounting showing the purposes of the retention at the time it returns the remaining funds to the Association.

d. Beal Properties shall not have any lien rights whatsoever upon termination of this Agreement.

8. Beal Properties hereby discloses to the Association that it has no financial interests or ownership interests in companies with which the Association presently does business or which Beal Properties does business and which will provide the Association with certain goods and/or services. In the event that Beal Properties establishes any financial or ownership interests as described herein, such interests shall be disclosed immediately to the Association. Any contract or other agreement between Beal Properties and any entity in which Beal Properties has a financial interest, or work undertaken or service provided by Beal Properties not included within the basic services specified herein, shall be upon terms no less favorable to the Association than

could be obtained from entities in which Beal Properties has no financial interest, and the price at which any services are rendered and materials furnished by Beal Properties or its affiliates shall not exceed the price charged by unaffiliated entities rendering comparable service or furnishing comparable materials.

9. This Agreement shall be construed in accordance with the laws of the State of Texas and shall bind and insure to the benefit of the parties hereto and their successors and assigns. This Agreement shall constitute the entire Agreement between the parties hereto, and no variance or modification shall be enforceable except by written amendment executed by all of the parties to this Agreement.

Signed this the ____ day of _____, 2022.

WOODSMAN OWNER'S ASSOCIATION INC

By: _____

Printed Name: ROSEMARY WALZEM

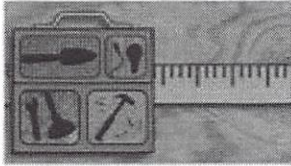
Title: HOA PRESIDENT

THIGPIN REAL ESTATE SERVICE LL. D/B/A BEAL PROPERTIES

By: _____

Printed Name: TERRY THIGPIN

Title: OWNER/BROKER



The Clean Up Crew, LLC
(979) 229-4550

P.O. Box 6652
Bryan, Texas
77805-6652
United States

Prepared For
Accounts Payable
Beal Properties
BVP Management, Inc.
903 S. Texas Avenue
College Station, Texas
77840
United States

Estimate Date
11/18/2021

Estimate Number
000764

Reference
89507-1

Description	Rate	Qty	Line Total
Service Address: Woodsman HOA; 2800 Longmire Dr., #62; College Station, TX 77845	\$0.00	1	\$0.00
Demolition remove wood planks along Fence line remove concrete splash pad fill-in with cement	\$120.00	1	\$120.00
Installation install a cement drainage between both fence line V shape slab 4 inches thick/with rebar	\$0.00	1	\$0.00
Labor & Materials	\$970.00	1	\$970.00

*Note**
Freddie will install Black extension
For the same Price

Subtotal	1,090.00
Tax	0.00
Estimate Total (USD)	\$1,090.00

Notes
Requested by Persia Burgess

Terms
Bid valid for 30 days. Total subject to change due to increases in material costs and requested change orders.

Terry



BEAL Properties

Beal Properties
903 S. Texas Ave.
College Station, TX 77840
Phone - (979) 764-2500
Fax - (979) 764-0508

Work Order # 89509-1
Status Estimate Requested
Created On 10/26/2021
Estimate Requested On 11/01/2021
Estimate Amount --
Estimated On 11/01/2021
Scheduled On --
Completed On --
Job Site Woodsman HOA
2800 Longmire
College Station, TX 77845

Pet(s) --
Maintenance Limit 100 Post
Primer & Paint
\$3,000.00

Homeowner(s)
No Current Homeowner

Homeowner Availability

Date Time
-- --

4 6 4 6 6 10
8 6 4 6 10 6 6
10 8

Description

BID: Please provide me a price to paint all the poles on the carports to match the chimney grey color.

Created By: Persia Burgess
Authorized By: _____
Signed By: _____
Dated By: _____
Invoice #: _____

Technician's Notes: