

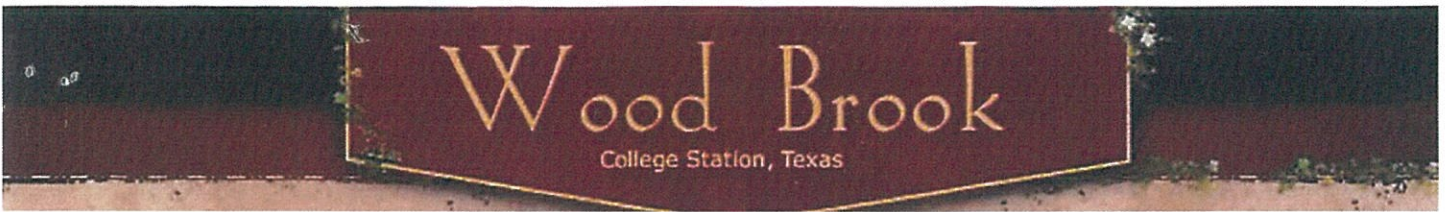
*Wood Brook Owner's Association*  
*2019 Annual Meeting*



*Tuesday January 22, 2019 @ 6pm*

*Engel & Volkers Office*

*206 N Main St. Ste 101 Bryan TX*



**Brazos Valley Property Management**  
903 S Texas Avenue, College Station, TX 77840  
Business (979)764-2500 Fax (979)764-0508

**Wood Brook Owner's Association** requests your attendance at the **2019 Annual Meeting** to be held **at Engel & Völkers, 206 N Main St, Ste 101 Bryan, TX 77803** on **Tuesday January 22<sup>nd</sup>, 2019 @ 6:00 pm.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:30 pm, January 22<sup>nd</sup> 2019. You can mail the completed proxy below BVP Management Inc., 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com) or fax to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2018 completed projects.
5. 2018 Financial Report (Cash Flow, Delinquencies, Budget for 2019, Sales Report)
6. 2019 Projected Projects
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I \_\_\_\_\_

Do hereby appoint \_\_\_\_\_

Or

(circle one) Lacey Warren      Melissa Thome      Carrie Siatunu      K.I.Selinidis      Vince Marino      BVPM

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting of the Wood Brook Owners Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the January 22<sup>nd</sup> 2019 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Unit Number or Address

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Current Phone Number (H) or (C) or (O)

**This proxy must be received by 5:30 pm, January 22<sup>nd</sup> 2019.**

WOOD BROOK HOMEOWNERS ASSOCIATION

**GENERAL MEETING**

BHHS-Caliber Realty, 700 University Drive East, Suite 108

College Station, TX 77840

Thursday, January 18, 2018

**Board Attendees:**

Lacey Warren, President      Melissa Thome, Secretary

Vince Marino, Vice President      K.I. Selinidis, Director

Carrie (Camacho) Siatunuu, Treasurer

BHHS-Caliber: Brittany Sheeler HOA Assistant Manager and Suzan Reed HOA Management Director

Meeting called to order by President, Lacey Warren at 6:13pm.

Only 17 Units are represented, which is not enough owners for a quorum.

Vince Marino made a Motion to adjourn the General Meeting and to reopen as a Board Meeting, K.I. Selinidis 2nd the Motion. General Meeting was adjourned at 6:16pm, and Board Meeting reopened with all attending owners.

At 6:16pm President, Lacey Warren reopened the Board Meeting.

Floor was opened to owners for open discussion.

**Financials:**

Insurance Reserves and what the deductible covers were discussed. Carrie (Camacho) Siatunuu advised that the Reserve account should have the deductible of \$30,000, plus 3 months payment which equals to approximately \$41,000. The goal is by the end of June to meet this. The Broker/Agency shops for better rates each renewal period. It was asked if it is in the By-Law's to have two years of insurance premiums and the deductible. The Board advised this is not in the By-law's.

The bank account balances were discussed.

Carrie (Camacho) Siatunuu reviewed the Trial Balance and monthly expenses of approximately \$15,000 per month. There was also a discussion on what were the sprinkler charges are for.

A discussion on why a new roof is needed was held. Numerous units had significant damage and problems after Harvey, as well as regular ongoing wear and tear for a roof that is 15+ years old, but there has not been enough damage to cover the \$30,000 insurance deductible. There was over \$10,000 paid in repairs in 2017.

An owner questioned why the water bill is \$13,000. It was discussed that this is for the sprinkler system, water in the complex, pool, and covers each units cost.

WOOD BROOK HOMEOWNERS ASSOCIATION  
**GENERAL MEETING**  
BHHS-Caliber Realty, 700 University Drive East, Suite 108  
College Station, TX 77840  
Thursday, January 18, 2018

**Parking Lot Repairs:**

Discussion on parking lot repairs and why they are needed. Repairs have been done, but more are scheduled.

**Landscaping:**

Landscaping was re-done at the entrance, also in front of units Q, R, and H. \$5046.00 was spent on new plantings. It was also suggested that we need a new landscaper, that the current one is inconsistent at mowing and cleaning up, that they never see them on property. BHHS clarified we are currently on a Winter mowing schedule at this time and they only come a certain number of times per year.

**Water Pressure-Regulators:**

Building H and D water pressure is extremely high and it needs to be checked out. BHHS to check with the City and advise the Board.

**Misc. and Customer Service:**

There is a situation in one of the units, where the outside faucet is using hot water, and that half of the unit the water lines were swapped. They have spoken with BHHS numerous times about these things with no follow up. They were told by their real estate agent that some of these things should be covered by the HOA, but they were told differently by BHHS.

It was asked when was BCR's name was changed. Brittany Sheeler clarified the name change to BHHS-Caliber Realty as of January 1, 2018.

There were numerous comments by owners about the lack of customer service and how unprofessional BHHS was to them when they called about questions and/or concerns. It was suggested to look for another Property Management Company.

There is a concern that the "good ole boy network" is being used in regards to trades being used on the property.

It was asked what is the HOA responsible for vs the Owner, example: doing own landscaping in front of units, window replacement, upstairs flooring joints, attic ventilation, etc.

Discussion on windows and if the kitchen window boxes can be changed out to regular windows, and Yes they can be. It was also asked if the french doors be changed to slider doors, and unfortunately No they cannot be changed, as the outside needs to remain a consistent look throughout the complex. A discussion about changing out the windows to more energy efficient windows: one owner was told No by BHHS, but the Board stated Yes they can be. An ARC form needs to be submitted for approval prior to changes and make sure they match the existing windows, again for consistency. The ARC form is not currently on the website, it can be obtained by contacting BHHS. Board approval needs to be obtained prior to installation, thus BHHS will provide all submittals to the Board.

It was requested that the General Meetings be changed back to Saturday's at least every other year, in years past the meetings on Saturday's were well attended.

WOOD BROOK HOMEOWNERS ASSOCIATION  
**GENERAL MEETING**  
BHHS-Caliber Realty, 700 University Drive East, Suite 108  
College Station, TX 77840  
Thursday, January 18, 2018

Owners would like all board members email addresses and contact information. This information will be put on our new website.

**Board of Director Elections:**

Each candidate said a little about themselves and then it was put up for vote. Candidates are: Jennifer Stroh, Lacey Warren, Melissa Thome, and K.I. Selinidis

Brandy Campbell is also interested in being on the Board.

21 votes were cast and retained for record out of formality, but the election can't be held due to lack of quorum.

**2018 Future Projects:**

Pool Resurfacing, Parking Lot Repairs, Update to By-Laws, Website, Audit on 2017 Financials.

Carrie (Camacho) Siatunuu made a Motion to adjourn the meeting, Vince Marino 2nd the Motion, with no objections the meeting adjourned at 8:15pm by Lacey Warren.

# Actual/Budget Fiscal Year Analysis

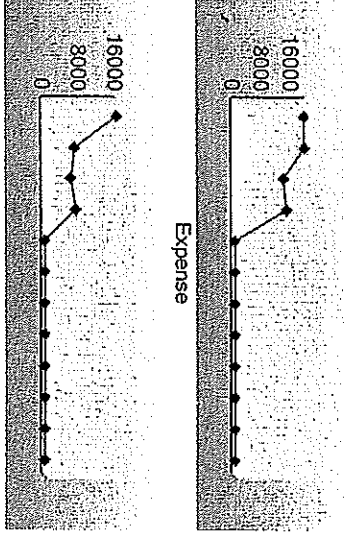
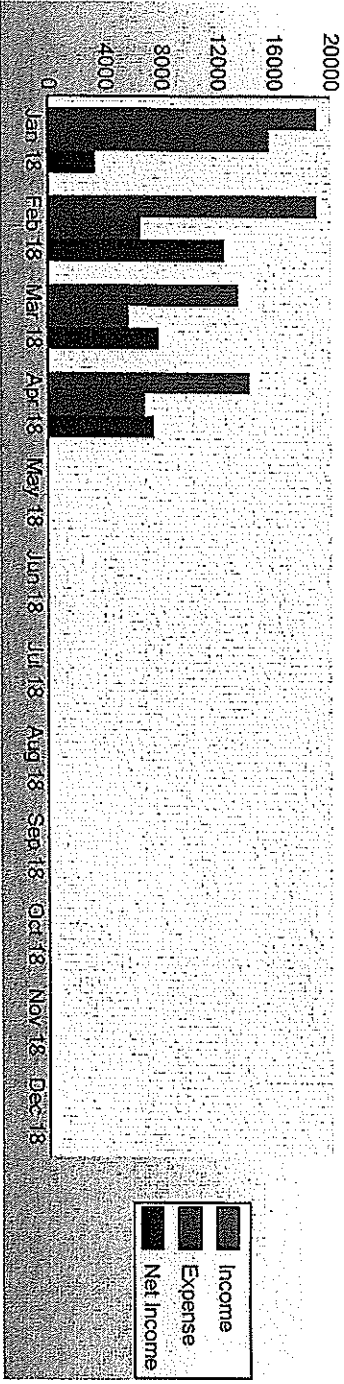
Property: Wood Brook Owners Assn., Inc.  
 Analysis for Fiscal Year 01/01/18 - 12/31/18 (cash basis) as of 04/30/18

	Actual												Budget												REVISED TOTAL	ORIGINAL BUDGET		
	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18				
<b>INCOME</b>																												
4100 HOA Income (non-postin																												
4101 HOA Dues Income	18,946.65	19,015.80	13,486.09	14,237.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,686.35	173,292.00
4102 HOA Late Fees	27.43	42.57	20.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115.00	0.00
4103 HOA Interest Earned	4.54	4.20	4.66	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.96	0.00
4106 HOA Misc.	53.84	0.00	0.00	26.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.74	0.00
4100 Total HOA Income (inc	19,032.46	19,062.57	13,510.75	14,294.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,900.05	173,292.00
<b>TOTAL INCOME</b>	<b>19,032.46</b>	<b>19,062.57</b>	<b>13,510.75</b>	<b>14,294.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>65,900.05</b>	<b>173,292.00</b>	
<b>EXPENSE</b>																												
5000 Management Fees Exper	1,056.00	1,056.00	1,056.00	1,056.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,224.00	12,672.00
5003 Postage	46.06	15.66	11.00	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74.43	250.00
5004 Pest Control	144.78	0.00	144.78	144.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	434.34	2,500.00
5009 Parking Lot Repairs/Mair	10,725.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,725.00	12,000.00
5016 Web Site	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
5022 Pool Care (non posting)																												
5026 Pool Maintenance	487.13	487.13	487.13	974.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,435.65	5,850.00
5027 Pool Chemicals/Suppl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
5028 Pool Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
5022 Total Pool Care (non p	487.13	487.13	487.13	974.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,435.65	7,250.00
<b>5040 Repairs &amp; Maintenance F</b>																												
5042 Exterior Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5047 Trash Pickup	47.63	480.63	47.63	95.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	671.15	5,460.00
5083 General Maintenance	0.00	0.00	90.00	211.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301.09	1,500.00
5040 Total Repairs & Mainte	47.63	480.63	137.63	306.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	972.24	7,450.00
<b>5060 Insurance Expense (non-</b>																												
5062 Building Insurance Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,500.00
5063 Liability Insurance Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5064 D&O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5065 Crime Fidelity Ins.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
5066 Commercial Umbrella	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00
5060 Total Insurance Expen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42,600.00
<b>5070 Legal and Other Professi</b>																												
5071 Accounting Fees	0.00	350.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	5,500.00
5072 Legal Fees	0.00	115.50	510.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,825.50	2,000.00
5070 Total Legal and Other	0.00	465.50	560.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,225.50	7,500.00



IT

	Actual												Budget												REVISED	ORIGINAL
	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL								
Income	19,032.46	19,062.57	13,510.75	14,294.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,900.05	173,292.00							
Expense	-15,722.79	-6,523.18	-5,694.98	-6,829.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-34,770.08	-131,757.00							
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20,000.00							
Net Operating Income	3,309.67	12,539.39	7,815.77	7,465.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,129.97	21,535.00							
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-21,535.00							
<b>NET INCOME</b>	<b>3,309.67</b>	<b>12,539.39</b>	<b>7,815.77</b>	<b>7,465.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,129.97</b>	<b>0.00</b>							





## Cash Flow

BVP Management, Inc.

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

Date Range: 04/01/2018 to 12/31/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Balance Forward	1,292.07	0.32	1,292.07	0.32
Homeowners Association Dues	110,192.73	27.06	110,192.73	27.06
Miscellaneous Income	119,560.78	29.37	119,560.78	29.37
Insurance Reimbursement	176,097.54	43.25	176,097.54	43.25
<b>Total Operating Income</b>	<b>407,143.12</b>	<b>100.00</b>	<b>407,143.12</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	50.86	0.01	50.86	0.01
Electrical Repairs	4,014.98	0.99	4,014.98	0.99
Fence Repair	68,464.00	16.82	68,464.00	16.82
General Maintenance	1,095.51	0.27	1,095.51	0.27
Insurance	49,744.32	12.22	49,744.32	12.22
Transfer to Reserves	35,200.00	8.65	35,200.00	8.65
Legal Fees	1,255.00	0.31	1,255.00	0.31
Lawn/Property Maintenance	13,045.36	3.20	13,045.36	3.20
Management Fee	8,400.00	2.06	8,400.00	2.06
Misc. Property Expense	21.78	0.01	21.78	0.01
Office Expenses	613.79	0.15	613.79	0.15
Pest Control	2,463.55	0.61	2,463.55	0.61
Plumbing Expense	1,335.57	0.33	1,335.57	0.33
Porter Service	3,835.00	0.94	3,835.00	0.94
Pool Expense	1,900.00	0.47	1,900.00	0.47
Professional Fees	3,600.00	0.88	3,600.00	0.88
Roofing Expense	184,500.00	45.32	184,500.00	45.32
Security Expense	2,110.90	0.52	2,110.90	0.52
Telephone Service	422.70	0.10	422.70	0.10
Utilities	12,885.47	3.16	12,885.47	3.16
<b>Total Operating Expense</b>	<b>394,958.79</b>	<b>97.01</b>	<b>394,958.79</b>	<b>97.01</b>
<b>NOI - Net Operating Income</b>	<b>12,184.33</b>	<b>2.99</b>	<b>12,184.33</b>	<b>2.99</b>
Total Income	407,143.12	100.00	407,143.12	100.00
Total Expense	394,958.79	97.01	394,958.79	97.01
<b>Net Income</b>	<b>12,184.33</b>	<b>2.99</b>	<b>12,184.33</b>	<b>2.99</b>
<b>Other Items</b>				
Prepayments	8,285.75		8,285.75	
<b>Net Other Items</b>	<b>8,285.75</b>		<b>8,285.75</b>	
<b>Cash Flow</b>	<b>20,470.08</b>		<b>20,470.08</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	20,470.08		20,470.08	
Actual Ending Cash	20,967.76		20,967.76	

## Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2018 to 12/31/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>											
	05/25/2018	Wood Brook Condominiums	A5	1904 Dartmouth Street College Station, TX 77840	Kevin Hoffpaur	2200	5.00	5.00			Kevin Hoffpaur, Valerie Hoffpaur, Wood Brook Condominiums - A5: Move Out Refund
<b>4600 - Homeowners Association Dues</b>											
1904 Dartmouth I5	06/11/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook Condominiums Hoa	2200	152.07	0.00	5724	06/11/2018	June 2018 Dues
	07/23/2018	Wood Brook Condominiums	J1	1904 Dartmouth Street College Station, TX 77840	Brandon Beckendorf	2200	492.68	0.00	5742	08/02/2018	Brandon Beckendorf, Wood Brook Condominiums - J1: Move Out Refund
							644.75	0.00			
<b>6045 - Bank Fees/Office Expenses</b>											
	06/26/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Harland Clarke Checks	2200	29.86	0.00	drafted from banking account	06/26/2018	Checks
<b>6390 - Electrical Repairs</b>											
11407	07/13/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Constant Current Electric	2200	128.82	0.00	5740	07/13/2018	Building J & O - secured loose electrical box back to buildings
11406	07/13/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Constant Current Electric	2200	235.54	0.00	5740	07/13/2018	Replaced old light with new LED light
11411	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Constant Current Electric	2200	3,445.59	0.00	5754	08/06/2018	Supplied and installed 24 LED Lamps, 9 -3 headed floods
11569	11/06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Constant Current Electric	2200	205.03	0.00	5784	11/06/2018	Installed new timer switch. Pool Light
							4,014.98	0.00			

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6430 - Fence Repair</b>											
10024	07/06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	T. Fry Make Ready	2200	50.00	0.00	5735	07/06/2018	repair fence and gate
7174	10/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Ace Fence, Inc	2200	50,000.00	0.00	5773	10/03/2018	75% payment on new fencing throughout complex.
Wood Brook Fence	11/19/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Ace Fence, Inc	2200	11,414.00	0.00	5791	11/19/2018	2nd payment on Wood Brook Fence Replacement
7226	12/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Ace Fence, Inc	2200	7,000.00	0.00	5806	12/21/2018	Final payment on fence replacement
							68,464.00	0.00			
<b>6455 - General Maintenance</b>											
9338	07/09/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	81.19	0.00	5737	07/09/2018	M2/patio gate adjusted
9342	07/09/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	75.78	0.00	5737	07/09/2018	S1/repaired leaks in attic, readjusted vent flaps to keep water out.
193610	08/06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Chris Rosario	2200	50.33	0.00	5750	08/06/2018	Reimburse owner for repairs approved by HOA
9460	08/17/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	130.98	0.00	5758	08/17/2018	B2/ repaired rotten door jamb, painted
10.23	11/06/2018	Wood Brook Condominiums	13	1904 Dartmouth Street College Station, TX 77840	Grandchamp Roofing	2200	400.00	0.00	5785	11/06/2018	was not a roof leak, was water running down the vinyl siding on the chimney. Sealed and caulked it

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
9559	11/19/2018	Wood Brook Condominiums	K3	1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	64.95	0.00	5792	11/21/2018	repaired chimney due to water damage.
9512	11/19/2018	Wood Brook Condominiums	I5	1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	115.83	0.00	5792	11/21/2018	front door frame, touch up paint, installed new back door frame and brick molding
9581	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clean Up Crew	2200	176.45	0.00	5799	12/06/2018	K3/ Installed new back patio door frame..
							1,095.51	0.00			
<b>6470 - Insurance</b>											
#CSU0085117	05/30/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Beal & Winn Insurance Agency, LLC	2200	49,744.32	0.00	5717	05/30/2018	Annual Insurance Policy
<b>6471 - Transfer to Reserves</b>											
	05/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5716	05/24/2018	May 2018 - Insurance Reserves
	06/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5719	06/05/2018	June 2018 - Insurance Reserves
	07/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5730	07/02/2018	July 2018 - Insurance Reserves
	08/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5743	08/02/2018	August 2018 - Insurance Reserves
	09/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5762	09/04/2018	September 2018 - Insurance Reserves
	10/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College	Wood Brook HOA Insurance	2200	4,400.00	0.00	5772	10/01/2018	October 2018 - Insurance Reserves

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
	11/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5781	11/02/2018	November 2018 - Insurance Reserves
October 2018	11/26/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5793	11/26/2018	transferred to Insurance Bank Acct
	12/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Wood Brook HOA Insurance	2200	4,400.00	0.00	5796	12/03/2018	December 2018 - Insurance Reserves
							39,600.00	0.00			
<b>6473 - Legal Fees</b>											
05403	05/11/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	RMWBH	2200	85.00	0.00	5712	05/11/2018	Amended and restated bylaws
574293	06/12/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	RMWBH	2200	1,110.00	0.00	5725	06/12/2018	Amended and restated bylaws
579897	07/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	RMWBH	2200	60.00	0.00	5733	07/05/2018	Amended and restated bylaws
							1,255.00	0.00			
<b>6475 - Lawn/Property Maintenance</b>											
13697	05/11/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,221.87	0.00	5713	05/11/2018	Monthly Lawn Maintenance
13777	06/25/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,221.87	0.00	5727	06/25/2018	Monthly Lawn Maintenance
13877	07/09/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,221.87	0.00	5738	07/09/2018	Monthly Lawn Maintenance

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
13919	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,763.12	0.00	5751	08/06/2018	Monthly Lawn Maintenance
2018-451	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BV Stump Grinding and Tree Ser	2200	3,031.00	0.00	5753	08/06/2018	Trimmed trees
2018-532	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Brazos Valley Stump Grinding and Tree	2200	1,623.75	0.00	5770	09/11/2018	Removed several trees throughout complex
13987	09/10/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,740.01	0.00	5768	09/10/2018	Monthly Lawn Maintenance
14072	10/14/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	The Ground Crew	2200	1,221.87	0.00	5779	10/15/2018	Monthly Lawn Service
							13,045.36	0.00			
<b>6540 - Management Fee</b>											
	05/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5710	05/10/2018	Management Fee for 05/2018
	06/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5718	06/05/2018	Management Fee for 06/2018
	07/02/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5729	07/02/2018	Management Fee for 07/2018
	08/02/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5744	08/02/2018	Management Fee for 08/2018
	09/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5761	09/04/2018	Management Fee for 09/2018

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	10/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5771	10/01/2018	Management Fee for 10/2018
	11/02/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5780	11/02/2018	Management Fee for 11/2018
	12/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	1,050.00	0.00	5795	12/03/2018	Management Fee for 12/2018
							8,400.00	0.00			
<b>6545 - Misc. Property Expense</b>											
9167071523	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	BVP Management, Inc.	2200	21.78	0.00	5798	12/06/2018	Dog Poop Bags
<b>6665 - Office Expenses</b>											
9165026470	08/17/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	HD Supply Facilities Maintenance	2200	613.79	0.00	5759	08/17/2018	2018-2019 Parking stickers
<b>6695 - Pest Control</b>											
6956458-4	05/24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5714	05/24/2018	monthly pest control
6956458-5	06/28/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5728	06/28/2018	monthly pest control
20004526	07/17/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5741	07/18/2018	monthly pest control
6792359-1018	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Orkin Pest Control	2200	853.36	0.00	5749	08/06/2018	Termite Warranty Annual Renewal
18668	08/10/2018	Wood Brook Condominiums		1904 Dartmouth Street College	Joe Loudat DBA/	2200	54.13	0.00	5755	08/10/2018	Removal of wasp D1



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
19128	11/05/2018	Wood Brook Condominiums		Station, TX 77840 1904 Dartmouth Street College Station, TX 77840	Joe Loudat DBA/	2200	54.13	0.00	5787	11/06/2018	fire ant issue outside R1
6956458-2	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	February 2018 Pest control
6956458-6	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	June 2018 pest control
6956458-7	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	July Pest Control
6956458-8	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	August 2018 Pest Control
6956458-9	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	September 2018 Pest Control
6956458-10	11/21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5794	12/03/2018	October 2018 Pest Control
19261	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Joe Loudat DBA/	2200	54.13	0.00	5803	12/06/2018	#H6/ removed Wasp Nest
6956458-11	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	ABC Home & Commerical Svcs.	2200	144.78	0.00	5797	12/06/2018	Monthly Pest Control
							2,463.55	0.00			

### 6700 - Plumbing Expense

2013	06/19/2018	Wood Brook Condominiums		1904 Dartmouth Street College	Twin City Plumbing LLC	2200	385.00	0.00	5726	06/19/2018	Repaired 1" main water line #E
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## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
22643	08/15/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Holman's Quality Plumbing	2200	678.50	0.00	5756	08/15/2018	F1/ repaired copper line inside the wall,...
2081	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Twin City Plumbing LLC	2200	112.07	0.00	5766	09/07/2018	O3-replace water spigot
2156	11/14/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Twin City Plumbing LLC	2200	160.00	0.00	5790	11/14/2018	Repaired 1/2" hose bib
							1,335.57	0.00			
<b>6701 - Porter Service</b>											
1396	05/01/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	135.00	0.00	5711	05/10/2018	Bulk Pick Up
1440	06/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	300.00	0.00	5721	06/06/2018	monthly porter service
1430	06/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	45.00	0.00	5721	06/06/2018	Post notices at swimming pool due to pool cleaning
1449	07/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	180.00	0.00	5734	07/05/2018	Bulk Pick up
1467	07/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	300.00	0.00	5734	07/05/2018	monthly porter service
1470	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	325.00	0.00	5752	08/06/2018	Bulk Pick up
1487	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College	Robert Walker	2200	300.00	0.00	5752	08/06/2018	monthly porter service

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1497	09/05/2018	Wood Brook Condominiums		Station, TX 77840 1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	265.00	0.00	5767	09/07/2018	Bulk Pick up
1513	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	225.00	0.00	5767	09/07/2018	monthly porter service
1495	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	180.00	0.00	5767	09/07/2018	Post notices on doors about new roof and fence
1521	10/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	155.00	0.00	5777	10/05/2018	Bulk Pick up
1533	10/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	300.00	0.00	5777	10/05/2018	monthly porter service
1546	11/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	345.00	0.00	5788	11/06/2018	Bulk Pick up
1559	11/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	300.00	0.00	5788	11/06/2018	monthly porter service
1573	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	180.00	0.00	5804	12/06/2018	Bulk Pick up
1582	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Robert Walker	2200	300.00	0.00	5804	12/06/2018	monthly porter service
							3,835.00	0.00			
<b>6702 - Pool Expense</b>											
21820	05/24/2018	Wood Brook Condominiums		1904 Dartmouth Street College	Brazos Valley Pools & Hot Tubs	2200	29.49	0.00	5715	05/24/2018	Purchased items for the Pool

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
881	06/07/2018	Wood Brook Condominiums		Station, TX 77840 1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	273.39	0.00	5723	06/07/2018	Monthly Pool Maintenance
898	07/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	317.82	0.00	5731	07/05/2018	Monthly Pool Maintenance
919	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	283.56	0.00	5746	08/06/2018	Monthly Pool Maintenance
955	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	286.32	0.00	5763	09/07/2018	Monthly Pool Maintenance
970	10/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	210.44	0.00	5774	10/05/2018	Monthly Pool Maintenance
993	11/07/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	263.05	0.00	5789	11/09/2018	pool cleaning
1018	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Clear Water Pool Company	2200	235.93	0.00	5800	12/06/2018	Monthly Pool Maintenance
							1,900.00	0.00			
<b>6705 - Professional Fees</b>											
194354	07/10/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Thompson, Derrig and Craig, P.C.	2200	3,600.00	0.00	5739	07/10/2018	Wood Brook 2017 Financial Audit
<b>6750 - Roofing Expense</b>											
Roofing Draw	08/17/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	Grandchamp Roofing	2200	60,000.00	0.00	5757	08/17/2018	Draw for roof replacement at Wood Brook
Wood Brook	08/29/2018	Wood Brook Condominiums		1904 Dartmouth Street	Grandchamp Roofing	2200	124,500.00	0.00	5760	08/29/2018	Replacement of Roofs throughout

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				College Station, TX 77840			184,500.00	0.00			entire complex
<b>6752 - Security Expense</b>											
294105	08/03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	5748	08/06/2018	Monthly Security Patrols
295932	09/05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	5765	09/07/2018	Monthly Security Patrols
297434	10/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	5776	10/05/2018	Monthly Security Patrols
299116	11/06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	5786	11/06/2018	november mobile patrol service
300593	12/04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	GuardTexas, Inc	2200	422.18	0.00	5802	12/06/2018	Monthly Patrol Service
							2,110.90	0.00			
<b>6757 - Telephone Service</b>											
97969473011128005	21/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	52.01	0.00	drafted from banking account	05/21/2018	Monthly Telephone Bill
97969473011128005	07/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	52.01	0.00	5722	06/07/2018	Monthly Telephone Bill
97969473011128005	09/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	52.06	0.00	5736	07/09/2018	Monthly Telephone Bill
97969473011128005	06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	52.12	0.00	5745	08/06/2018	Monthly Telephone Bill

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
9796947301112805/	11/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	52.12	0.00	5769	09/11/2018	Monthly Telephone Bill
979-694-7301-112805/	14/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	53.77	0.00	5778	10/15/2018	Monthly Telephone Bill
9796947301112805/	06/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	53.77	0.00	5783	11/06/2018	Monthly Telephone Bill
9796947301112805/	07/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	FRONTIER COMMUNICATION	2200	54.84	0.00	5805	12/07/2018	Monthly Telephone Bill
							422.70	0.00			
<b>6810 - Utilities</b>											
146913-17812205/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,402.70	0.00	drafted from banking account	05/24/2018	utilities
450047-22648405/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	51.25	0.00	drafted from banking account	05/24/2018	utilities
146713-17793605/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	146.70	0.00	drafted from banking account	05/24/2018	utilities
146741-17796205/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	185.79	0.00	drafted from banking account	05/24/2018	utilities
146801-17801805/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	275.02	0.00	drafted from banking account	05/24/2018	utilities
146855-17806805/	24/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	134.48	0.00	drafted from banking account	05/24/2018	utilities

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
530321-22648406/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	77.68	0.00	5720	06/06/2018	utilities (irrigation)
530321-17806806/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	92.74	0.00	5720	06/06/2018	utilities
530321-17812206/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	561.18	0.00	5720	06/06/2018	utilities
530321-17801806/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	109.30	0.00	5720	06/06/2018	utilities
530321-17796206/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	105.16	0.00	5720	06/06/2018	utilities
530321-17793806/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	98.03	0.00	5720	06/06/2018	utilities
530321-22648407/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	59.16	0.00	5732	07/05/2018	utilities
530321-17793807/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	99.34	0.00	5732	07/05/2018	utilities
530321-17796207/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	132.44	0.00	5732	07/05/2018	utilities
530321-17801807/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	157.69	0.00	5732	07/05/2018	utilities
530321-17806807/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College	College Station Utilities	2200	89.81	0.00	5732	07/05/2018	utilities

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
530321-17812207/	03/2018	Wood Brook Condominiums		Station, TX 77840 1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	814.32	0.00	5732	07/05/2018	utilities
530321-17793808/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	97.52	0.00	5747	08/06/2018	utilities
530321-17796208/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	120.80	0.00	5747	08/06/2018	utilities
530321-17801808/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	173.03	0.00	5747	08/06/2018	utilities
530321-17806808/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	91.17	0.00	5747	08/06/2018	utilities
530321-17812208/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,229.93	0.00	5747	08/06/2018	utilities
530321-22648408/	03/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	84.63	0.00	5747	08/06/2018	utilities
530321-22648409/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	252.34	0.00	5764	09/07/2018	utilities
530321-17793809/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	64.47	0.00	5764	09/07/2018	utilities
530321-17796209/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	60.14	0.00	5764	09/07/2018	utilities



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
530321-17801809/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	165.11	0.00	5764	09/07/2018	utilities
530321-17806809/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	38.36	0.00	5764	09/07/2018	utilities
530321-17781229/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,142.81	0.00	5764	09/07/2018	utilities
530321-22648410/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	53.39	0.00	5775	10/05/2018	utilities
530321-17793610/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	67.35	0.00	5775	10/05/2018	utilities
530321-17796210/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	66.48	0.00	5775	10/05/2018	utilities
530321-17801810/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	176.00	0.00	5775	10/05/2018	utilities
530321-17806810/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	40.30	0.00	5775	10/05/2018	utilities
530321-17812210/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,280.09	0.00	5775	10/05/2018	utilities
530321-22648411/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	30.67	0.00	5782	11/06/2018	utilities
530321-17793611/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College	College Station Utilities	2200	70.06	0.00	5782	11/06/2018	utilities

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
530321-17796211/	05/2018	Wood Brook Condominiums		Station, TX 77840 1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	73.12	0.00	5782	11/06/2018	utilities
530321-17801811/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	173.65	0.00	5782	11/06/2018	utilities
530321-17806811/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	44.08	0.00	5782	11/06/2018	utilities
530321-17812211/	05/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,208.81	0.00	5782	11/06/2018	utilities
530321-17793612/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	70.97	0.00	5801	12/06/2018	Electrical BLD C
530321-17796212/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	73.28	0.00	5801	12/06/2018	Electrical BLD U
530321-17801812/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	140.21	0.00	5801	12/06/2018	Electrical BLD G
530321-17806812/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	43.63	0.00	5801	12/06/2018	Electrical- Security Light BLD N
530321-17812212/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	1,129.61	0.00	5801	12/06/2018	Water
530321-22648412/	04/2018	Wood Brook Condominiums		1904 Dartmouth Street College Station, TX 77840	College Station Utilities	2200	30.67	0.00	5801	12/06/2018	Sprinkler Electrical Irrg
							12,885.47	0.00			

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Total							399,987.54	5.00			

# HOA DELIQUENCY

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

Amount Owed In Account: All

Balance: Greater than 200.00

Unit	Name	Amount Receivable
<hr/>		
E5		508.15
F2		471.06
G2		5,785.70
		6,764.91
<b>Total</b>		6,764.91

# Business Market Rate Savings

Account number:

■ December 5, 2018 - December 31, 2018 ■ Page 1 of 4



WOOD BROOK OWNERS ASSOCIATION INC  
903 TEXAS AVE S  
COLLEGE STATION TX 77840-2228

Insurance

## Questions?

Available by phone 24 hours a day, 7 days a week:  
Telecommunications Relay Services calls accepted

**1-800-CALL-WELLS** (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: [wellsfargo.com/biz](http://wellsfargo.com/biz)

Write: Wells Fargo Bank, N.A. (808)  
P.O. Box 6995  
Portland, OR 97228-6995

## Your Business and Wells Fargo

Since August 2003, the Wells Fargo/Gallup Small Business Index has surveyed small business owners on current and future perceptions of their business financial situation. View the latest results at [wellsfargoworks.com](http://wellsfargoworks.com).

### Activity summary

Beginning balance on 12/5	\$0.00
Deposits/Credits	30,438.17
Withdrawals/Debits	- 0.00
<b>Ending balance on 12/31</b>	<b>\$30,438.17</b>
Average ledger balance this period	\$30,437.50

Account number:

**WOOD BROOK OWNERS ASSOCIATION INC**

*Texas/Arkansas account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

### Interest summary

Interest paid this statement	\$0.67
Average collected balance	\$30,437.50
Annual percentage yield earned	0.03%
Interest earned this statement period	\$0.67
Interest paid this year	\$0.67

# Business Market Rate Savings

Account number:

■ December 1, 2018 - December 31, 2018 ■ Page 1 of 4



WOOD BROOK OWNERS ASSN INC  
903 TEXAS AVE S  
COLLEGE STATION TX 77840-2228

RESERVE

## Questions?

Available by phone 24 hours a day, 7 days a week:  
Telecommunications Relay Services calls accepted

**1-800-CALL-WELLS** (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: [wellsfargo.com/biz](http://wellsfargo.com/biz)

Write: Wells Fargo Bank, N.A. (808)  
P.O. Box 6995  
Portland, OR 97228-6995

## Your Business and Wells Fargo

Since August 2003, the Wells Fargo/Gallup Small Business Index has surveyed small business owners on current and future perceptions of their business financial situation. View the latest results at [wellsfargoworks.com](http://wellsfargoworks.com).

### Activity summary

Beginning balance on 12/1	\$69,887.79
Deposits/Credits	4,401.82
Withdrawals/Debits	- 7,000.00
<b>Ending balance on 12/31</b>	<b>\$67,289.61</b>
Average ledger balance this period	\$71,236.17

Account number:

**WOOD BROOK OWNERS ASSN INC**

*Texas/Arkansas account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

### Interest summary

Interest paid this statement	\$1.82
Average collected balance	\$71,236.17
Annual percentage yield earned	0.03%
Interest earned this statement period	\$1.82
Interest paid this year	\$41.51

# WOOD BROOK HOME OWNERS ASSOCIATION

## 2019 BUDGET

<b>INCOME - 96 units</b>	\$180,513.00	
Less Delinquency	\$7,221.00	4%
Total Income	\$173,292.00	

### EXPENSES

Bank Fees	\$45.00
Electrical Repairs	\$6,000.00
Fence	\$15,000.00
General Maintenance	\$16,000.00
Insurance	\$53,000.00
Legal Fees	\$2,500.00
Lawn/Property Maintenance	\$20,000.00
Management Fees	\$13,000.00
Office Supplies	\$500.00
Pest Control	\$2,500.00
Porter Service	\$4,500.00
Pool Expense	\$2,800.00
Professional Fees	\$800.00
Security Expense	\$5,100.00
Telephone Service	\$660.00
Utilities	\$20,500.00
Contingency & Reserves	\$10,387.00
Total Expenses	\$173,292.00



**Bob Walker**  
 Century 21 Real Estate  
 bobw@century21re.com  
 781-862-1234  
 1904 Dartmouth Street #J-1

**CMA 1 - Line**

Listings as of 01/15/19 at 11:04 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/15/2019 to 01/15/2018 Street Number Search is 1904 Street Name is like Dartmouth\*\*

**Residential**

MLS #	Address	Unit #	Bd	F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP/Sqft	Sold Date	SP%LP	DOM
18012253	1904 Dartmouth Street #C-C-5	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$101.33	\$121,500	\$125,500	\$104.67	04/27/2018	95.08	158
18019161	1904 Dartmouth Street #K-K-3	2	2/1			NONE	Wood Brook Cond	1982	1,151	\$114.68	\$132,000	\$130,500	\$108.84	10/16/2018	97.39	62
18013773	1904 Dartmouth Q-3	2	2/1			NONE	Wood Brook Cond	1982	1,151	\$117.20	\$134,900	\$135,000	\$112.59	03/02/2018	98.51	106
19000366	1904 Dartmouth Street #S-S-3	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$115.10	\$138,000	\$142,000	\$113.84	07/09/2018	100.00	46
<b># LISTINGS: 4</b>																
<b>Medians: 1,175 \$114.89 \$133,450</b>																
<b>Minimums: 1,151 \$101.33 \$121,500</b>																
<b>Maximums: 1,199 \$117.20 \$138,000</b>																
<b>Averages: 1,175 \$112.08 \$131,600</b>																

**Sold Properties**

MLS #	Address	Unit #	Bd	F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP/Sqft	Sold Date	SP%LP	DOM
17017625	1904 Dartmouth #M-1	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$110.09	\$132,000	\$125,500	\$104.67	04/27/2018	95.08	158
18014292	1904 DARTMOUTH Street-G-3	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$111.76	\$134,000	\$130,500	\$108.84	10/16/2018	97.39	62
17017546	1904 Dartmouth Street #616	2	2/1			NONE	Wood Brook Cond	1982	1,151	\$116.42	\$134,000	\$132,000	\$114.68	03/02/2018	98.51	106
17017774	1904 Dartmouth Street #515	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$109.26	\$131,000	\$133,000	\$110.93	03/20/2018	101.53	111
18002890	1904 Dartmouth Street #R-R-3	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$113.43	\$136,000	\$135,000	\$112.59	04/30/2018	99.26	79
18006297	1904 Dartmouth Street #A-A-5	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$113.84	\$136,500	\$136,500	\$113.84	05/07/2018	100.00	46
18009661	1904 Dartmouth Street #C-C-3	2	2/1			NONE	Wood Brook Cond	1982	1,199	\$120.85	\$144,900	\$138,000	\$115.10	07/09/2018	95.24	52
18006915	1904 Dartmouth Street #J-U-1	2	2/1				Wood Brook Cond	1982	1,151	\$126.76	\$145,900	\$142,000	\$123.37	04/20/2018	97.33	17
<b># LISTINGS: 8</b>																
<b>Medians: 1,199 \$113.64 \$135,000</b>																
<b>Minimums: 1,151 \$109.26 \$131,000</b>																
<b>Maximums: 1,199 \$126.76 \$145,900</b>																
<b>Averages: 1,187 \$115.30 \$136,788</b>																

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

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





**Bob Walker**  
 Century 21 Real  
 bobw@century21.com  
 415  
 Member of the International Real Estate

**CMA 1 - Line**

Listings as of 01/15/19 at 11:04 am

Prepared By: Bob Walker

Quick Statistics ( 12 Listings Total )				
	Min	Max	Average	Median
List Price	\$121,500	\$145,900	\$135,058	\$134,450
Sold Price	\$125,500	\$142,000	\$134,063	\$134,000

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/22/2019

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).

<b>PRODUCER</b> Beal & Winn Insurance Agency, LLC 3207 Briarcrest Drive Bryan TX 77802		<b>CONTACT NAME:</b> AGENCY IS CSR <b>PHONE (A/C, No, Ext):</b> (979) 268-1500 <b>FAX (A/C, No):</b> (979) 846-1979 <b>E-MAIL ADDRESS:</b>	
<b>INSURED</b> Wood Brook Condominium Owners Association c/o BVP Management, Inc. 903 Texas Avenue South College Station TX 77840		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : Cincinnati Specialty Underwriters INSURER B : Peleus Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :	

**COVERAGES**                      **CERTIFICATE NUMBER:** CL1853006527                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED 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	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<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"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		CSU0085117	06/01/2018	06/01/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <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"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$		CSU0085118	06/01/2018	06/01/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	<b>COMMERCIAL PROPERTY</b>		S422397	06/01/2018	06/01/2019	Replacement Cost    9,462,038

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Dishonesty Bond @ \$100,000 Cincinnati Insurance. Property management company is an additional insured on fidelity bond. Directors & Officers, policy #EMO0441595, Cincinnati Ins. \$1,000,000 limit.  
MASTER CONDO POLICY - 96 UNITS - \$10,000 deductible/\$25,000 deductible for wind/hail; Replacement Cost valuation on property; Studs in policy. No co-insurance. Business income included in building limit. Extra Expense and Ordinance of law included.

<b>CERTIFICATE HOLDER</b> BVP Management, Inc. 903 Texas Avenue South College Station TX 77840	<b>CANCELLATION</b> 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 <i>Dallas A. Winn, AC</i>
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