



3363 University Dr East Suite 215
Bryan Texas 77802
(979)764-2500 www.bealbcs.com

Wood Brook Homeowners Association
Board of Directors Meeting – Agenda
November 15th, 2022 @ 5:30pm

1. Call Meeting to Order
 - a. Roll Call
 - b. Approval of Meeting Minutes 7/12/22
2. Financial Report – 3rd Quarter
 - a. Cash Flow
 - b. Expenses
3. Management Report
 - a. Delinquency Status
 - b. Violations Report
4. Old Business
 - a. Parking Lot Repairs
 - b. Landscaping Designs
 - c. Continuing Leak at Entrance
 - d. Chimney Caps
 - e. Pool Furniture
5. New Business
 - a. 2023 Budget
 - b. 2023 Annual Meeting
 - c. Director's Terms
 - d. EV Charging Stations
6. Next Meeting January 24 2022 @ 5:30 pm Board
7. Adjourn January 24, 2022 @ 6:30pm Annual

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

**MINUTES OF THE WOOD BROOK HOMEOWNERS ASSOCIATION BOARD OF DIRECTS
MEETING**

Date and time: Pursuant to Article #, Section # of the Wood Brook Homeowners Association, a regular meeting of the board was held on July 12, 2022, at 5:30 pm at the Beal Properties office.

Officers and Quorum: Present: President, Dr. Karl Trippe; Vice President, Mrs. Kelsey Krafka; Treasurer, Mrs. Carrie Siatunuu. Absent: Secretary, Mrs. Wynona Atnip; Director, Capt. K.I. Selinidis. Quorum requirements were not met. The president, Dr. Trippe, called the meeting to order at 5:45pm.

Minutes: The minutes of the 04/06/22 meeting were distributed to all board members before the meeting. There being no other corrections or additions, no motion was needed due to only 3 members in attendance. Minutes were approved by all.

Financial information: The treasurer and HOA manager discussed the cash flow and expenses that were distributed in the meeting agenda. The annual budget will be discussed during the Oct meeting to ensure it will be ready for the homeowners in January.

Manager's Report: The HOA manager discussed the management report. The properties delinquency status and violations reported were low. The board did not have any questions for the HOA manager.

Unfinished Business: The board is still waiting to hear about parking lot repair bids. The board asked if the HOA Maintenance & Delinquency Coordinator could reach out to the city to potentially fix our box that holds the water main or ask about the next steps to repair it. In the process of getting a bid to repair the leak at the entrance. The board discussed Chimney Caps/Windows/siding repairs.

New Business: None

Adjournment: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:48pm.

Respectfully submitted:

Mrs. Kelsey Krafka, Vice President

Date

Cash Flow

Beal Properties

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

Date Range: 01/01/2022 to 11/15/2022

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				
Begining Balance	-13.63	-0.01	-13.63	-0.01
Late Fees\NSF Rent	930.00	0.56	930.00	0.56
Homeowners Association Dues	164,406.70	99.42	164,406.70	99.42
NSF Penalty	35.00	0.02	35.00	0.02
Total Operating Income	165,358.07	100.00	165,358.07	100.00
Expense				
HOA Dues - Refund of Overpayment	165.62	0.10	165.62	0.10
General Maintenance	12,255.13	7.41	12,255.13	7.41
Insurance	49,514.66	29.94	49,514.66	29.94
Transfer to Reserves	17,468.00	10.56	17,468.00	10.56
Lawn/Property Maintenance	13,056.85	7.90	13,056.85	7.90
Management Fee	11,550.00	6.98	11,550.00	6.98
Pest Control	2,110.88	1.28	2,110.88	1.28
Porter Service	5,905.00	3.57	5,905.00	3.57
Pool Expense	5,670.22	3.43	5,670.22	3.43
Professional Fees	13.00	0.01	13.00	0.01
Telephone Service	493.40	0.30	493.40	0.30
Utilities	18,694.80	11.31	18,694.80	11.31
Total Operating Expense	136,897.56	82.79	136,897.56	82.79
NOI - Net Operating Income	28,460.51	17.21	28,460.51	17.21
Total Income	165,358.07	100.00	165,358.07	100.00
Total Expense	136,897.56	82.79	136,897.56	82.79
Net Income	28,460.51	17.21	28,460.51	17.21
Other Items				
Prepayments	-3,674.88		-3,674.88	
Net Other Items	-3,674.88		-3,674.88	
Cash Flow	24,785.63		24,785.63	
Beginning Cash	172,458.02		172,458.02	
Beginning Cash + Cash Flow	197,243.65		197,243.65	
Actual Ending Cash	197,846.55		197,846.55	

Expense Distribution

Exported On: 11/15/2022 05:00 PM

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

Payees: All

Bill Date Range: 01/01/2022 to 11/15/2022

Reference	Unit	Payee	Amount	Check #	Check Date	Description
4600 - Homeowners Association Dues						
	C4	Bonnie Mallen & Enrique Mallen	157.02	6258	05/31/2022	Bonnie Mallen, Enrique Mallen, Wood Brook Condominiums - C4: Move Out Refund
	U4	Robert Gordon & Lisa Gordon	157.02	6261	06/06/2022	Robert Gordon, Lisa Gordon, Wood Brook Condominiums - U4: Move Out Refund
	K3	Linda Wills & Jeffrey Alan Pyle	171.24	6267	06/15/2022	Linda Wills, Jeffrey Alan Pyle, Wood Brook Condominiums - K3: Move Out Refund
			485.28			
4606 - Certified Letter Charge						
		Beal Properties	4.28	6282	08/08/2022	Certified Letter Charge for 07/2022
		Beal Properties	4.28	6292	09/07/2022	Certified Letter Charge for 08/2022
		Beal Properties	4.57	6316	11/08/2022	Certified Letter Charge for 10/2022
			13.13			
6101 - HOA Dues - Refund of Overpayment						
	G5	Jacob George & Taylor George	165.62	6273	07/05/2022	Jacob George, Taylor George, Wood Brook Condominiums - G5: Move Out Refund
6455 - General Maintenance						
4288		Twin City Plumbing LLC	750.00	6222	01/12/2022	Repaired water leak on 4" main.
12640	F4	Constant Current Electric	125.00	6220	01/12/2022	F4- Removed fixture and inspected wiring and connection to fixture,
12641		Constant Current Electric	135.31	6220	01/12/2022	A&T Building, found bad wiring in fixture A & I. repaired wiring.
4039		Lopez Boyz	120.00	6228	02/07/2022	winterize pipes for expected freezing rain
3980		Lopez Boyz	250.00	6228	02/07/2022	Placed 2 tarps o roofs
465-60006		Fast Signs	3,272.92	6239	03/07/2022	Design, purchase and installation of new Wood Brook Wooden sign.
PT200006608		TreeTop Products	2,640.64	6254	05/05/2022	2 Picnic Tables
43114707		Great American Business Products	91.47	6256	05/12/2022	Dog poop station bags
cs008768	I1	Dale Stroyick & Patricia Stroyick	92.01	6266	06/10/2022	Reimbursement for paint purchased
7161		Ag Town Property Maintenance	65.00	6269	06/27/2022	Remove posts throughout complex
14662	J2	T. Fry Make Ready	300.00	6301	10/07/2022	General Labor
			7,842.35			
6470 - Insurance						
F008428929-001-00001		Farmers Insurance Exchange	4,187.41	6231	02/08/2022	Monthly Insurance Premium
F008428929-001-00001		Farmers Insurance Exchange	4,187.41	6234	02/25/2022	Monthly Insurance Premium
		Farmers Insurance Exchange	4,187.41	6242	03/22/2022	March 2022 - Monthly Insurance Payment
F008428929-001-00001		Farmers Insurance Exchange	5,462.87	6259	06/02/2022	Monthly Insurance Premium
F008428929-001-00001		Farmers Insurance Exchange	5,462.83	6270	06/27/2022	Insurance payment
F008428929-001-00001		Farmers Insurance Exchange	5,456.83	6280	07/31/2022	Monthly Insurance Premium
F008428929-001-00001		Farmers Insurance Exchange	5,462.83	6289	08/31/2022	Monthly Insurance Premium
F008428929-001-00001		Farmers Insurance Exchange	5,462.83	6303	10/10/2022	Monthly Insurance Premium
F008428929-001-00001		Farmers Insurance Exchange	5,456.83	6312	10/27/2022	Monthly Insurance Premium
			45,327.25			
6471 - Transfer to Reserves						
		Wood Brook Condominiums Hoa	1,588.00	6217	01/03/2022	January 2022
		Wood Brook Condominiums Hoa	1,588.00	6227	02/03/2022	February 2022
		Wood Brook Condominiums Hoa	1,588.00	6235	03/02/2022	March 2022
		Wood Brook Condominiums Hoa	1,588.00	6243	04/04/2022	April 2022
		Wood Brook Condominiums Hoa	1,588.00	6249	05/02/2022	May 2022
		Wood Brook Condominiums Hoa	1,588.00	6260	06/03/2022	June 2022
		Wood Brook Condominiums Hoa	1,588.00	6272	07/01/2022	July 2022
		Wood Brook Condominiums Hoa	1,588.00	6281	08/03/2022	August 2022
		Wood Brook Condominiums Hoa	1,588.00	6291	09/01/2022	September 2022
		Wood Brook Condominiums Hoa	1,588.00	6299	10/03/2022	October 2022
		Wood Brook Condominiums Hoa	1,588.00	6313	11/01/2022	November 2022
			17,468.00			
6475 - Lawn/Property Maintenance						
3967		Lopez Boyz	1,000.00	6218	01/07/2022	Monthly Lawn Maintenance
3962		Lopez Boyz	290.00	6218	01/07/2022	Trimmed all shrubs
3984		Lopez Boyz	1,000.00	6228	02/07/2022	Monthly Lawn Maintenance
3973		Lopez Boyz	80.00	6228	02/07/2022	A3- Dig a drainage ditch for water to drain away from unit.

4088	Lopez Boyz	1,000.00	6236	03/07/2022	Monthly Lawn Maintenance
4109	Lopez Boyz	1,000.00	6244	04/07/2022	Monthly Lawn Maintenance
16673	Green Rite Lawn Spraying Service	514.19	6251	05/05/2022	Fertilizer - iron, insecticide, post emergent weed control.
4200	Lopez Boyz	1,000.00	6252	05/05/2022	Monthly Lawn Maintenance
4186	Lopez Boyz	150.00	6252	05/05/2022	cut up large branch that had fallen
4276	Lopez Boyz	1,000.00	6263	06/07/2022	Monthly Lawn Maintenance
4360	Lopez Boyz	150.00	6274	07/07/2022	Removed dead branches
4343	Lopez Boyz	1,030.00	6274	07/07/2022	Monthly Lawn Maintenance
4350	Lopez Boyz	350.00	6274	07/07/2022	Repaired 7 sprinkler heads
4436	Lopez Boyz	100.00	6283	08/08/2022	Remove Branches Building S
4463	Lopez Boyz	1,030.00	6283	08/08/2022	Monthly Lawn Maintenance
10345	Robert Walker	7.66	6288	08/12/2022	Reimburse Bob Walker for Trash bags purchased at Lowes.
4523	Lopez Boyz	150.00	6293	09/07/2022	Removed dead plants and branches that were requested.
4548	Lopez Boyz	1,000.00	6293	09/07/2022	Monthly Lawn Maintenance
4649	Lopez Boyz	1,000.00	6300	10/07/2022	Monthly Lawn Care - September
4657	Lopez Boyz	55.00	6300	10/07/2022	Removal of Shrubs
4659	Lopez Boyz	150.00	6300	10/07/2022	Trimming - Plants and Trees
4731	Lopez Boyz	1,000.00	6314	11/07/2022	Monthly Lawn Maintenance
		13,056.85			
6520 - Maintenance Supplies					
9205668197	Castlegate II HOA	119.48	6310	10/13/2022	Reimbursement
6540 - Management Fee					
	Beal Properties	1,050.00	6223	01/14/2022	Management Fee for 01/2022
	Beal Properties	1,050.00	6233	02/10/2022	Management Fee for 02/2022
	Beal Properties	1,050.00	6241	03/14/2022	Management Fee for 03/2022
	Beal Properties	1,050.00	6247	04/11/2022	Management Fee for 04/2022
	Beal Properties	1,050.00	6255	05/10/2022	Management Fee for 05/2022
	Beal Properties	1,050.00	6262	06/06/2022	Management Fee for 06/2022
	Beal Properties	1,050.00	6276	07/11/2022	Management Fee for 07/2022
	Beal Properties	1,050.00	6282	08/08/2022	Management Fee for 08/2022
	Beal Properties	1,050.00	6292	09/07/2022	Management Fee for 09/2022
	Beal Properties	1,050.00	6298	10/03/2022	Management Fee for 10/2022
	Beal Properties	1,050.00	6316	11/08/2022	Management Fee for 11/2022
		11,550.00			
6695 - Pest Control					
23721	D. Lee Pest Service LLC	108.25	6221	01/12/2022	Monthly Pest Control
24371	D. Lee Pest Service LLC	108.25	6230	02/08/2022	Monthly Pest Control
25060	D. Lee Pest Service LLC	108.25	6238	03/07/2022	Monthly Pest Control
26563	D. Lee Pest Service LLC	108.25	6250	05/05/2022	Monthly Pest Control
27450	D. Lee Pest Service LLC	108.25	6257	05/18/2022	Monthly Pest Control
28446	D. Lee Pest Service LLC	920.13	6268	06/16/2022	Termite Annual Renewal
29581	D. Lee Pest Service LLC	108.25	6278	07/18/2022	Monthly Pest Control
30831	D. Lee Pest Service LLC	108.25	6285	08/12/2022	Monthly Pest Control
28620	D. Lee Pest Service LLC	108.25	6285	08/12/2022	Monthly Pest Control (june)
25898	Joe Loudat DBA/	54.13	6295	09/12/2022	Monthly Pest Control
32266	D. Lee Pest Service LLC	108.25	6305	10/11/2022	Monthly Pest Control
33189	D. Lee Pest Service LLC	108.25	6309	10/11/2022	Monthly Perimeter
33999	D. Lee Pest Service LLC	108.25	6317	11/11/2022	Monthly perimeter
		2,165.01			
6700 - Plumbing Expense					
35863	Holman's Quality Plumbing	260.00	6279	07/18/2022	Found 2" leak at meter, turned out to be a leak in the irrigation system.
36212	Holman's Quality Plumbing	551.00	6286	08/12/2022	AHC - G3 - hose bib broke flush with the wall. Repaired from the inside.
4857	Twin City Plumbing LLC	1,450.00	6297	09/12/2022	Repaired 1 1/4 main later line for unit 4
4911	Twin City Plumbing LLC	950.00	6308	10/11/2022	Repaired waterline
4952	Twin City Plumbing LLC	120.00	6308	10/11/2022	Inspected water leak
35862	Holman's Quality Plumbing	260.00	6306	10/11/2022	After hours call for leak
		3,591.00			
6701 - Porter Service					
3961	Lopez Boyz	120.00	6218	01/07/2022	Bulk pick up - Picked up trash, mattress, bicycle and table
2369	Robert Walker	300.00	6219	01/10/2022	Monthly Porter Service
2346	Robert Walker	165.00	6219	01/10/2022	Bulk Pick up
2361	Robert Walker	150.00	6229	02/07/2022	Bulk Pick up
2386	Robert Walker	300.00	6229	02/07/2022	Monthly Porter Service
2405	Robert Walker	300.00	6237	03/07/2022	Monthly Porter Service
2396	Robert Walker	120.00	6237	03/07/2022	Bulk Pick up
2429	Robert Walker	300.00	6246	04/07/2022	Monthly Porter Service

2420	Robert Walker	150.00	6246	04/07/2022	Monthly Bulk Pick Up
2438	Robert Walker	120.00	6253	05/05/2022	Bulk Pick up
2448	Robert Walker	300.00	6253	05/05/2022	Monthly Porter Service
2474	Robert Walker	300.00	6264	06/07/2022	Monthly Porter Service
2453	Robert Walker	225.00	6264	06/07/2022	Monthly Bulk Pick Up Service
4366	Lopez Boyz	120.00	6274	07/07/2022	Picked up trash and bulky items left next to dumpsters
2497	Robert Walker	300.00	6275	07/07/2022	Monthly Porter Service
2476	Robert Walker	210.00	6275	07/07/2022	Bulk Pick up June 2022
2521	Robert Walker	225.00	6284	08/08/2022	Monthly Porter Service
2502	Robert Walker	255.00	6284	08/08/2022	Bulk Pick up
4419	Lopez Boyz	150.00	6283	08/08/2022	Removed & hauled b items from around dumpsters
4532	Lopez Boyz	100.00	6293	09/07/2022	Remove Sofa from Dumpster and haul to dump
2548	Robert Walker	300.00	6294	09/07/2022	Monthly Porter Service
2528	Robert Walker	330.00	6294	09/07/2022	Monthly Bulk Pick Up
2550	Robert Walker	270.00	6302	10/07/2022	Bulk Pick Up
2569	Robert Walker	300.00	6302	10/07/2022	Porter Service - September
4671	Lopez Boyz	30.00	6314	11/07/2022	Pick up trash throughout complex
2592	Robert Walker	300.00	6315	11/07/2022	Monthly Porter Service
2576	Robert Walker	165.00	6315	11/07/2022	Monthly Bulk Pick Up Service
		5,905.00			
6702 - Pool Expense					
2022310	Oasis Pools	378.88	6232	02/08/2022	Monthly pool Maintenance - December
2022333	Oasis Pools	378.88	6232	02/08/2022	Monthly Pool Maintenance - January
2022359	Oasis Pools	378.88	6245	04/07/2022	Monthly Pool Maintenance - February
2022424	Oasis Pools	415.24	6265	06/10/2022	Monthly Pool Cleaning & Supplies
2022491	Oasis Pools	734.77	6277	07/12/2022	Monthly Pool Cleaning & Supplies (May)
2022539	Oasis Pools	522.51	6287	08/12/2022	Monthly Pool Cleaning & Supplies (June)
2022385	Oasis Pools	378.88	6287	08/12/2022	Monthly Pool Cleaning & Supplies (March)
2022546	Oasis Pools	889.18	6296	09/12/2022	Monthly Pool Cleaning & Supplies (July)
2022615	Oasis Pools	212.36	6296	09/12/2022	Replaced the diverter gasket and pressure gauge (pool)
2022607	Oasis Pools	675.42	6307	10/11/2022	Monthly Pool Maintenance - August
2022645	Oasis Pools	705.22	6318	11/11/2022	Monthly Pool Maintenance
		5,670.22			
6753 - Sign Expense					
465-62806	Fast Signs	864.80	6271	06/27/2022	Pool Signs
6757 - Telephone Service					
2146195	Kings III Of America, LLC	49.34	6226	01/24/2022	Pool Phone monthly expense
2146195	Kings III Of America, LLC	49.34	ACH	2/1/2022	Pool Phone
2160978	Kings III Of America, LLC	49.34	ACH	3/1/2022	Pool Phone monthly expense
2198480 ACH	Kings III Of America, LLC	49.34	ACH	05/01/2022	pOOL pHONE
2214299 ACH	Kings III Of America, LLC	49.34	ACH	06/01/2022	Pool Phone
2252172	Kings III Of America, LLC	49.34	ACH	08/01/2022	Wood Brook - Pool Phone
2267988	Kings III Of America, LLC	49.34	ACH	8/31/2022	Pool Phone monthly expense
2267988	Kings III Of America, LLC	49.34	ACH	9/1/2022	Pool Phone
2290019	Kings III Of America, LLC	49.34	ACH	10/10/2022	Pool phone
2308230	Kings III Of America, LLC	49.34	ACH	10/27/2022	Pool Phone
		493.40			
6810 - Utilities					
530321-177962 - ACH	College Station Utilities	98.32	ACH	01/19/2022	Electric Building U
530321-178018 - ACH	College Station Utilities	218.64	ACH	01/19/2022	Electric Building G
530321-178068 - ACH	College Station Utilities	75.76	ACH	01/19/2022	Electric/Security Light Building N
530321-178122 - ACH	College Station Utilities	1,566.00	ACH	01/19/2022	Water
530321-226484 - ACH	College Station Utilities	33.71	ACH	01/19/2022	Electric/Sprinkler/Sanitation Irrigation
530321-177936 - ACH	College Station Utilities	90.27	ACH	01/19/2022	Electric/Security Light Building C
530321-226484 ACH	College Station Utilities	33.71	ACH	02/16/2022	Electric
530321-178122 ACH	College Station Utilities	1,373.85	ACH	02/16/2022	Water
530321-178068 ACH	College Station Utilities	73.81	ACH	02/16/2022	Electric
530321-178018 ACH	College Station Utilities	203.24	ACH	02/16/2022	Electric
530321-177962 ACH	College Station Utilities	92.58	ACH	02/16/2022	Electric
530321-177936 ACH	College Station Utilities	87.71	ACH	02/16/2022	Electric
530321-177936 ACH	College Station Utilities	80.62	ACH	03/15/2022	Electric
530321-178018 ACH	College Station Utilities	188.64	ACH	03/15/2022	Electric
530321-177962 ACH	College Station Utilities	79.45	ACH	03/15/2022	Electric
530321-178068 ACH	College Station Utilities	64.90	ACH	03/15/2022	Electric
530321-226484 ACH	College Station Utilities	33.56	ACH	03/15/2022	Electric, Sprinkler, Sanitation
530321-178122 ACH	College Station Utilities	1,669.70	ACH	03/15/2022	Water
530321-226484 ACH	College Station Utilities	33.71	ACH	05/16/2022	Electric, Sprinkler, Sanitation
530321-177936 ACH	College Station Utilities	78.66	ACH	06/14/2022	Electric, Security Light
530321-178068 ACH	College Station Utilities	65.65	ACH	06/14/2022	Electric, Security Light
530321-226484 ACH	College Station Utilities	33.56	ACH	06/14/2022	Electric, Sprinkler, Sanitation
530321-226484	College Station Utilities	91.76	ACH	08/11/2022	Irrigation Bill

530321-226484	College Station Utilities	160.16	ACH	09/19/2022	Irrigation
530321-226484	College Station Utilities	33.56	ACH	10/17/2022	1904 Irrigation
1904 Bldg G	College Station Utilities	194.14	ACH	10/17/2022	1904 Bldg G
530321-177936	College Station Utilities	76.09	ACH	10/17/2022	1904 BLDG C
530321-177962	College Station Utilities	66.78	ACH	10/17/2022	1904 BIDG U
530321-178122	College Station Utilities	1,270.15	ACH	10/17/2022	1904 Dartmouth ST NS
530321-178068	College Station Utilities	62.79	ACH	10/17/2022	1904 Dartmouth BLDG N
		8,231.48			
6820 - Utilities - electric					
530321-177936 ach	College Station Utilities	84.10	ACH	04/18/2022	Electric
530321-178018 ACH	College Station Utilities	217.82	ACH	04/18/2022	Electric
530321-177962 ACH	College Station Utilities	85.95	ACH	04/18/2022	Electric
530321-178068 ACH	College Station Utilities	68.83	ACH	04/18/2022	Electric
530321-177936 ACH	College Station Utilities	74.58	ACH	05/16/2022	Electric, Security light
530321-178018 ACH	College Station Utilities	184.57	ACH	05/16/2022	Electric
530321-177962 ACH	College Station Utilities	69.20	ACH	05/16/2022	Electric
530321-178068 ACH	College Station Utilities	58.26	ACH	05/16/2022	Electric, Security light
530321-178018 ACH	College Station Utilities	214.56	ACH	06/14/2022	Electric
530321-177962 ACH	College Station Utilities	78.55	ACH	06/14/2022	Electric
530321-178068	College Station Utilities	56.46	ACH	07/14/2022	Electric Bill
530321-177936	College Station Utilities	71.72	ACH	07/14/2022	Electric Bill
530321-177962	College Station Utilities	59.84	ACH	07/14/2022	Electric
530321-178018	College Station Utilities	185.61	ACH	07/14/2022	Electric
530321-177936	College Station Utilities	75.18	ACH	08/11/2022	Building C
530321-178018	College Station Utilities	215.37	ACH	08/11/2022	Building G
530321-177962	College Station Utilities	64.21	ACH	08/11/2022	Building H
530321-178068	College Station Utilities	59.62	ACH	08/11/2022	Building N
530321-177936	College Station Utilities	76.39	ACH	09/19/2022	Bld C
530321-178018	College Station Utilities	215.60	ACH	09/19/2022	Bld G
530321-177962	College Station Utilities	66.48	ACH	09/19/2022	BLD U
530321-178068	College Station Utilities	62.35	ACH	09/19/2022	BLD N
530321-226484 ACH	College Station Utilities	33.71	ACH	04/18/2022	Electric, Sprinkler
530321-226484	College Station Utilities	127.96	ACH	07/14/2022	Irrigation Bill
530321-178122 ACH	College Station Utilities	1,428.75	ACH	04/18/2022	Water
530321-178122 ACH	College Station Utilities	1,306.75	ACH	05/16/2022	Water
530321-178122 ACH	College Station Utilities	1,379.95	ACH	06/14/2022	Water
530321-178122	College Station Utilities	1,209.15	ACH	07/14/2022	Water Bill
530321-178122	College Station Utilities	1,398.25	ACH	08/11/2022	
530321-178122	College Station Utilities	1,233.55	ACH	09/19/2022	
		18,694.80			
Total		133,412.19			

Guaranty Bank & Trust

Loan & Deposit Operations
P.O. Box 1158 | Mt. Pleasant, TX 75456-1158



Statement Period	10/11/2022 TO 11/9/2022
Account Number	24122089
Page	1 OF 2

Contact us for all your banking needs.

Customer Service 1-888-572-9881
or online at www.gnty.com

113043-10A**000199

Wood Brook Homeowners Association
3363 University Dr E Ste 215
Bryan TX 77802-3470

Monthly Statement Summary

CHECKING SUMMARY

Premier Money Market	24122089
CHECKING BALANCE LAST STATEMENT.....	181,222.25
1 DEPOSITS	1,588.00
1 OTHER CREDITS	116.51
0 CHECKS	0.00
0 OTHER WITHDRAWALS	0.00
CHECKING BALANCE THIS STATEMENT.....	182,926.76

INTEREST SUMMARY

30	DAYS IN EARNINGS PERIOD
0.78%	ANNUAL PERCENTAGE YIELD EARNED
116.51	INTEREST PAID THIS PERIOD
566.07	INTEREST PAID YTD

DEPOSITS AND OTHER CREDITS

DATE	AMOUNT	DESCRIPTION
11/02	1,588.00	Deposit
11/09	116.51	Accr Earning Pymt Added to Account

DAILY BALANCE INFORMATION

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
10/11	181,222.25	11/02	182,810.25	11/09	182,926.76

SUMMARY OF OVERDRAFT AND RETURNED ITEM FEES

	TOTAL FOR THIS PERIOD	TOTAL YEAR-TO-DATE
TOTAL OVERDRAFT FEES	\$0.00	\$0.00
TOTAL RETURNED ITEM FEES	\$0.00	\$0.00

WHERE CAN YOUR SAVINGS TAKE YOU?™



A TEXAS FAMILY GETAWAY COULD BE YOURS!

offer.gnty.com/cashroundup



Scan for official rules!

Member FDIC

Member FDIC



3363 University Drive East Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

November 15, 2022

Wood Brook Condominiums Management Report

Delinquency Status: At the end of September, the total outstanding dues owed to the HOA were \$725.48. One account makes up \$314.90 of that balance and three accounts make up the remainder of this total balance. Beal will continue to make every effort to collect the past due amounts from the delinquent homeowners.

Violation Report: As of today, there is only one Violation to report. The Violation was for Garbage/items being left on the front porch of one of the units and the homeowner has been contacted to correct this issue.

Maintenance Report: There are currently no outstanding work orders as of today. However, there are a few items that Beal would like to bring to the attention of the board for discussion on future projects.

Dead Tree/Shrub Removal

Chimney Caps

Landscaping Project

Parking Lot Replacement

New Picnic Table and Pool Chairs for the next pool season



Grandchamp Roofing



To:
Toni
Woodbrook Condos
1904 Dartmouth

Bruce Grandchamp
Grandchamp Roofing
979-215-7330

Remove All existing parking lot material, grade base, dispose of all, and install 6" concrete to complete complex. (up to 92,000 sqft) Install new curbs, paint curbs, paint parking lines. All to current layout.

\$1,263,900.00

Payments are \$200,000.00 down/Weekly draws





DBA JJ CONCRETE & ASPHALT

23 S Burberry Park Cir
The Woodlands, TX 77382

Customer: Wood Brook Condominiums

Proposal Number: 22237

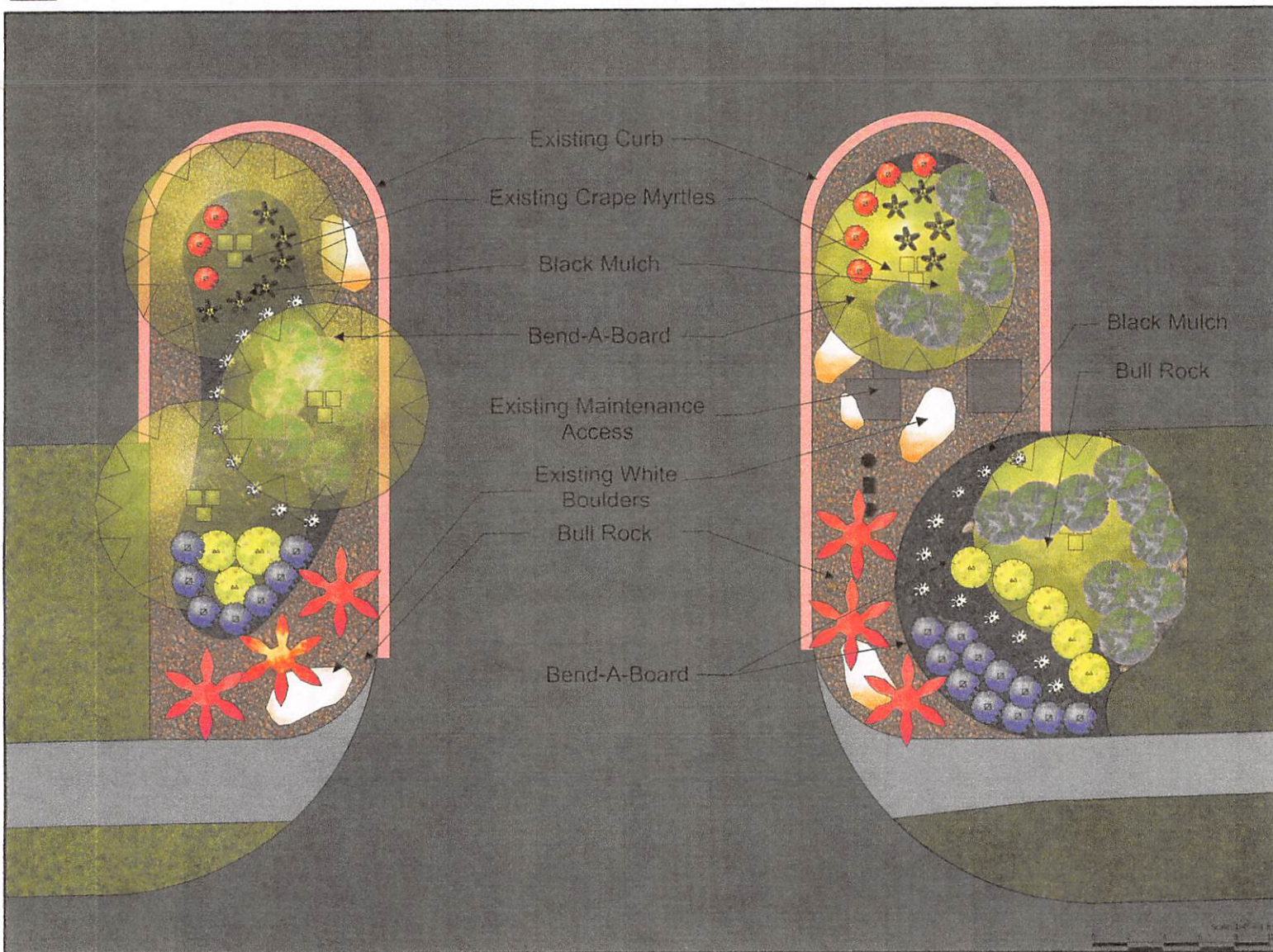
Address: 1904 Dartmouth Street, College Station, TX 77840

Item	Description	Quantity	Total
Concrete 6"	- Brake existing asphalt/ concrete - Brake 6" curbs - Remove roots - Haul off - Grade and compact existing base - Form 6", rebar #4 @ 18" center - Pour 6" of concrete 4,000 PSI - Broom texture finish - Apply curing compound to insure strength development - Sawcut control joint as necessary	Proposal 1 Concrete 6" - 82,452 Sq. Ft	\$865,746.00
Striping	- As per existing	Curbs - 2,307 LF	\$46,140.00
Speed Bumps	- Saw cut concrete - Brake and haul off - Install 12 concrete speed bumps (as per existing)	Striping - Fire Lane - Parking Bays - Handicaps - Yellow striping Speed Bumps - 12	\$18,358.00 \$9,600.00
Additional Detail		Total	\$939,844.00
Crushed Concrete Base	- Replacement of existing base (only if necessary, on soft spots) Concrete Paving - 2 year warranty- labor and material <i>This quote/estimate is valid for (30) days from the date shown at the top of the estimate</i>	\$60 a ton (Excavate, haul off, spread, grade and compaction)	
Client signature	Jorge Diaz President Printed Name and Title Pavingriteconstrcution.com		

Pavingrite Construction DBA JJ Concrete and Asphalt – 23 S Burberry Total Park Cir, The Woodlands, TX 77382. OFC: (432) 934-8354

ONE STOP PARKING LOT CARE

#	SERVICES	CONTACT	PROPERTY ADDRESS	SUBTOTAL Tax Extra
QUOTE 5438	Demolish Existing parking lot and base 76,261.70 ft ² - Demolish freestanding concrete curbs - Disposal of existing material Replace parking lot and driveways with concrete - New base – need recommendations on what is an appropriate amount of new base to be added - 6 inch thickness - 18 in on center rebar spacing – Open to recommendation of rebar size - Replace removed curbs Drainage – Drainage for the parking lot should be sloped to drain toward the creek Repaint of all fire lanes Stripe parking spaces	Persia Burgess HOA Maintenance & Delinquency Coordinator 3363 University Dr. East Suite #215 Bryan, TX 77802 Work 979-764-2500 Ext:518 HOA Website persia@bealbcs.com	1904 Dartmouth St College Station, TX 77840	\$571,957.50



Plant Legend			
Symbol	Qty	Common Name	Container
	5	Crape myrtle (Existing)	Existing
	22	Big Blue Lilyturf	1 gal
	8	Sunshine Ligustrum	3 gal
	8	Fire Power Nandina	3 gal
	11	Foxtail Fern	1 gal
	18	Trailing Lantana	1 gal
	21	Variegated New Zealand Flax, Green	1 gal
	6	Yucca, Red	3 gal



Project Information

Project Title: Main Entry Landscape
Client Name: Wood Brook Condos
Address: 1904 Dartmouth Street
City: College Station
State: Texas

Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

X _____

Perspectives depict established & matured plant material.

The perspectives, measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished landscape and hardscape may vary. This document may not be relied on as representation of what the completed project will look like.

Sheet Number

LS

TGC Landscapes, LLC

PO Box 6567
 Bryan, TX 77805 US
 info@tgclandscapes.com
 www.tgclandscapes.com



Estimate

ADDRESS

Wood Brook Condos
 903 Texas Ave S
 College Station, TX 77845

SHIP TO

Wood Brook Condos
 903 Texas Ave S
 College Station, TX 77845

ESTIMATE
 DATE

EST2214388
 09/13/2022

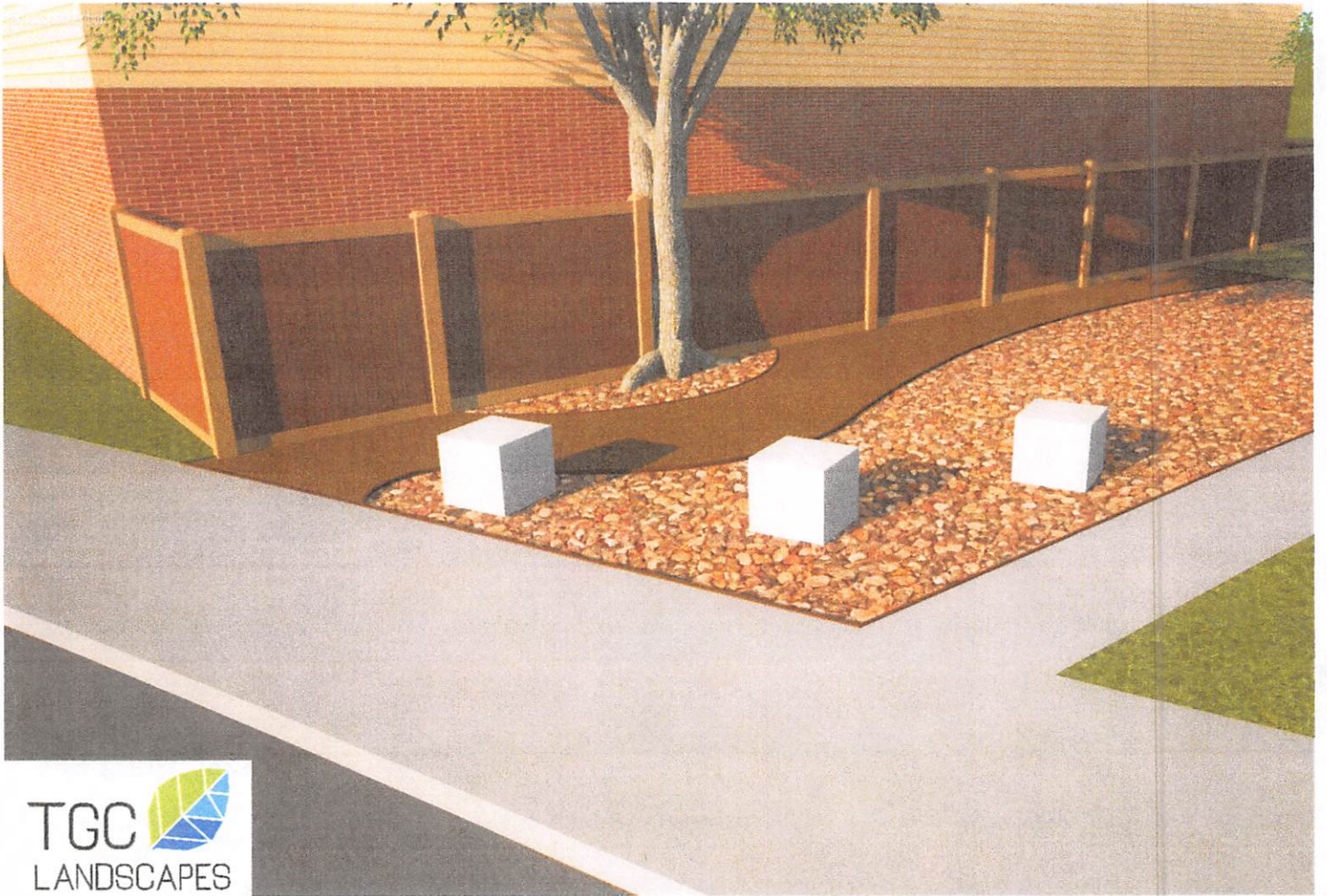
DATE	DESCRIPTION	QTY	AMOUNT
	Wood Brook Condos - Main Entry Landscape		
	Big Blue Liriope 1 gal	22	438.90T
	Sunshine Ligustrum 7 gal	8	799.60T
	Fire Power Nandina 3 gal	8	479.60T
	Foxtail Fern 1 gal	11	219.45T
	Trailing Purple Lantana 1 gal	18	359.10T
	Flax Lily 1 gal	21	418.95T
	Red Yucca 3 gal	6	359.70T
	Bull Rock Gravel - Cu Yard	6	1,500.00T
	Filter Fabric - Sq Ft	450	1,327.50T
	Mulch-Black - Cu Yard	4	419.80T
	Limestone Boulders 18"-24"	4	500.00T
	Irrigation System - Modifications for Proper Water Coverage.	1	900.00T
	Site Work, Site Prep, Dig out along curb edges, Grading, Removal of existing plant material, Installation, Clean Up	1	4,487.12T

Wood Brook Condos - Main Entry Landscape
 9/13/22

SUBTOTAL	12,209.72
TAX	1,007.30
TOTAL	\$13,217.02

Accepted By

Accepted Date



TGC Landscapes, LLC

PO Box 6567
 Bryan, TX 77805 US
 info@tgclandscapes.com
 www.tgclandscapes.com



Estimate

ADDRESS
 Woodbrook Condos
 903 Texas Ave S
 College Station, TX 77845

SHIP TO
 Woodbrook Condos
 903 Texas Ave S
 College Station, TX 77845

ESTIMATE
 DATE EST2214389
 09/27/2022

DATE	DESCRIPTION	QTY	AMOUNT
	Other Property Items		
	Walking Alley Behind Building B Leave existing flagstone landings		
	Decomposed Granite - Path meandering down middle of walking alley	3	1,350.00T
	Filter Fabric - Sq Ft (Optional)	700	2,065.00T
	BROWN Bend-A-Board - Ft On each side of granite.	200	1,596.00T
	Bunker Gravel - Cu Yard Along Fence on each side of walking alley	7	1,400.00T
	Site Work: Site Prep, Dig out down middle of alley for granite, installation, compaction of granite path, clean up.	1	2,474.33T
			Subtotal: 8,885.33
	Green Space Area Behind Building M Units (Near Main Entry Road at Large dirt area)		
	Quarry Slab 2X2 Keep Vehicles off grass	3	675.00T
	Decomposed Granite - Walking Path From Main Sidewalk to each rear yard gate at building M units	4	1,800.00T
	Bunker Gravel - Cu Yard	8	1,600.00T
	BROWN Bend-A-Board - Ft	200	1,596.00T
	Filter Fabric - Sq Ft (Optional)	890	2,625.50T
	Site Work, Demo Wood Posts, Haul Off, Compaction of granite, clean up	1	1,675.00T
			Subtotal: 9,971.50
	Irrigation Modifications note included on Estimate.		
			Subtotal: 18,856.83

Other Property Items

SUBTOTAL

18,856.83

TAX

1,555.69

TOTAL

\$20,412.52

Accepted By

Accepted Date



Grandchamp Roofing

To:
Beal/Century 21
ATTN: Toni
Woodbrook condos
1904 Dartmouth
College Station, Tx 77840

Bruce Grandchamp
Grandchamp Roofing

5792 Andert Rd
Bryan, TX 77808
254-931-9714
grandchamproof@gmail.com

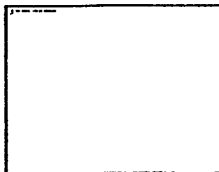
Remove rusted metal chimney caps and replace them with a new 24 GA. Metal cap .

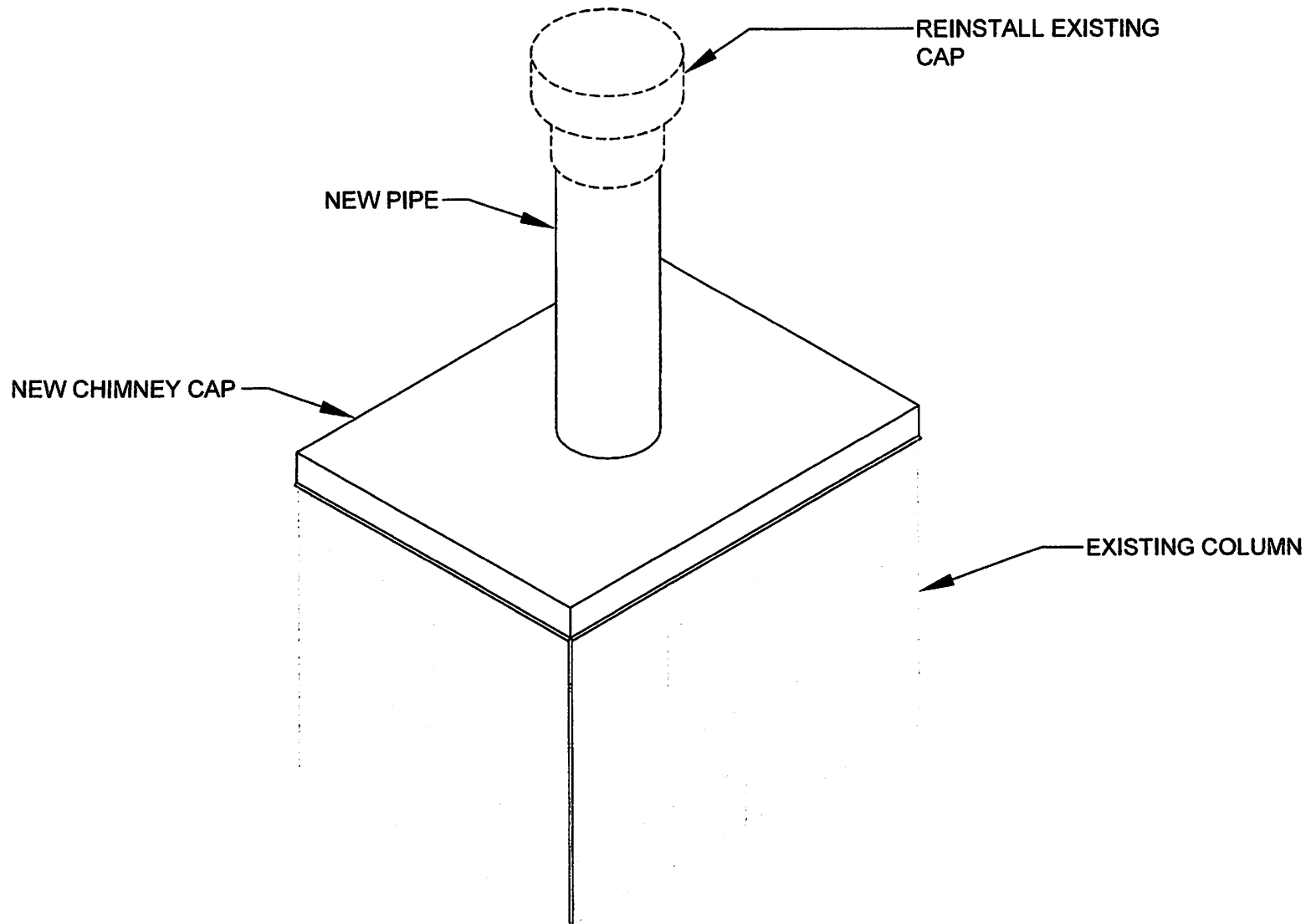
Includes:

- Trash removal
- Up to 10 metal trim spots under windows replaced
(100.00 each after 10)
- 900.00 per cap
(found 70-75)

Total

\$75,500.00





GRANDSHAW ROOFING
678-259-7333
678-259-7333
678-259-7333



WOODBROOK CONDOS
COLLEGE STATION

DATE: 11/20/22
BY: [Signature]
CHECKED BY: [Signature]
Drawing Title:

CHIMNEY

A - 1.0

WOOD BROOK HOME OWNERS ASSOCIATION PROPOSED 2023 BUDGET

INCOME - 96 units	\$189,552.00	5% increase to dues
Less Delinquency	\$1,895.00	1%
Total Income	\$187,657.00	

EXPENSES

Capital Expendures	\$10,000.00	
General Maintenance	\$24,207.00	power washing; siding, pool area
Insurance	\$70,000.00	32% increase inc 2022 is over \$1000 more mo
Legal Fees	\$500.00	
Lawn/Property Maintenance	\$20,000.00	
Management Fees	\$13,000.00	
Pest Control	\$2,500.00	
Porter Service	\$7,000.00	
Pool Expense	\$5,500.00	
Professional Fees	\$400.00	
Telephone Service	\$550.00	
Utilities	\$25,000.00	12% increase but only 5% from budget
Contingency & Reserves	\$19,000.00	
Total Expenses	\$187,657.00	

10 units @ \$108.31 = \$1083.10/mo
 39 units @ \$157.02 = \$6123.78/mo
 13 units @ \$165.19 = \$2147.47/mo
 26 units @ \$165.62 = \$4306.12/mo
 8 units @ \$172.78 = \$1382.24/mo
 \$15,042.71 x 12 Months = \$180,512.52

5% increase & rounded up

10 units @ \$113.73 = \$1137.30/mo	\$5.42 increase	\$114.00
39 units @ \$164.87 = \$6429.93/mo	\$7.85 increase	\$165.00
13 units @ \$173.45 = \$2254.85/mo	\$8.26 increase	\$173.00
26 units @ \$173.90 = \$4521.40/mo	\$8.28 increase	\$174.00
8 units @ \$181.42 = \$1451.36/mo	\$8.64 increase	\$181.00
\$15,796.00 x 12 Months = \$189,552.00		

increase 5% average unit only = \$9026

Capital expenditures needed:

- parking lot
- landscaping
- pool area
- chimney caps

working capital = \$15,000/mo
 6 months in chng = \$90,000

Insurance Reserve amounts:

deductible \$25,000
 3 months \$18,000 (\$6000/mo new budget, rounded up)
 Total \$43,000 - have indicated \$50,000