

Woodcrest Homeowners Association, Inc.



2023 Annual Meeting Information Packet

WOODCREST HOMEOWNERS ASSOCIATION

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

Woodcrest Homeowners Association is holding the **2023 Annual on Saturday, February 18th, 2023, at 11am** at the office of Beal Properties and via Zoom. (3363 University Drive Suite 215)

There are at least 3 open positions for the Board of Directors, which can be expanded to a total of 9 Directors. If you are interested in joining the Board, please complete the attached form and send it to hoa@bealbcs.com before 5:30pm Friday, February 17th. If you cannot email it back, you can call Beal and let Toni Myers or Persia Burgess know you would like to join the Board.

The Governing Documents require a quorum of 60% of all Owners to hold the Annual Meeting to conduct any business. It is imperative that we have at least 19 Owners in attendance at the meeting either by person, proxy or via Zoom.

To help ensure we meet our quorum this year, the Board is also holding the Annual Meeting via Zoom, sending out Proxies with the Agenda. If you cannot attend the Meeting in person or via Zoom, please assign your Proxy to someone you trust, who can attend the meeting.

----- Agenda

1. Roll call
2. Proof of notice of meeting
3. Reading of previous Annual Meeting minutes
4. Reports of Officers
5. Reports of Committees
6. Election of Directors
7. Unfinished Business
8. New business
9. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____
Or (Circle One)

Keith Doucet

Michelle Gatlin

Sue Sabado

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Woodcrest 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 February 18th, 2023, Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Signature

Unit number(s)

Email

Phone Number

WOODCREST HOMEOWNER ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING

February 8, 2022

Present were board members Mary Lou Bruce, Naomi (Cissy) Johnson, Paula Doucet, Sandra Borrego and Gary Gawer. Beal Property Management representative Toni Myers was present.

1. Meeting called to order by Mary Lou Bruce at 6:02 p.m.
2. Minutes of the 12/8/2021 board meeting were read. Motion to approve by Sandra Borrego to accept was seconded by Cissy Johnson. Majority vote approved.
3. Treasurer's report was made. Motion made by Sandy to accept the Treasurer's report was seconded by Mary Lou. Majority vote approved.
4. Beal Property manager Toni Myers gave her report with comments about changes in state law.

OLD BUSINESS

5. Vote on budgets was tabled to rework. New plan may be submitted by email for final vote.
6. All 2021 projects have been completed and approved for final payment.
7. 2022 Projects
 - A. Trees and plants-no plans for this year
 - B. Mulch-As needed under landscaping.
 - C. Mail Box pad-tabled for further study
 - D. Front timbers and painting discussion. Project to be considered at next meeting on 5/11/2022..

NEW BUSINESS

8. Agenda for General Meeting and agreed upon with minor changes.
9. An Architectural Review Committee was discussed. Candidates will be sought.
10. Motion to adjourn by Cissy was seconded by Paula and approved.
11. Meeting was closed by Paula at 8:20 p.m.

WOODCREST HOMEOWNER ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING

May 11, 2022

Present were board members Naomi (Cissy) Johnson, Sandra Borrego and Gary Gawer. Beal Property Management representative Toni Myers was present.

1. Meeting called to order by Gary Gawer at 6:02 p.m.
2. Minutes of the 2/8/2022 board meeting were read. Motion to approve by Cissy Johnson to accept was seconded by Sandy Borrego. Majority vote approved.
3. Treasurer's report was made. Motion made by Sandy to accept the Treasurer's report was seconded by Cissy. Majority vote approved.
4. Beal Property manager Toni Myers gave her report with comments about budget tracking.

OLD BUSINESS

5. Vote on budgets accepted by email was written into record. Motion by Cissy, seconded by Sandy and approved.
6. Vote on election of WHOA officers by email was written into record. Motion made by Sandy, seconded by Cissy was approved.
7. 2022 Projects
 - A. Motion by Sandy to approve funding for permit application for mail box pad was seconded by Cissy and approved.
 - B. Front timber replacement and painting was tabled.
 - C. Action on Architectural Review Committee was tabled.
 - D. Responsibilities Issue was tabled.

NEW BUSINESS

8. Motion to approve BCS Lawn & More Contract for 2022-23 was made by Sandy, seconded by Cissy and approved.
9. Two items were tabled for next meeting in order to be reviewed by full board.
10. Motion to adjourn by Sandy was seconded by Cissy and approved.
11. Meeting was closed by Gary at 7:44 p.m.

WOODCREST HOMEOWNER ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING

August 10, 2022

Present were board members Mary Lou Bruce, Naomi (Cissy) Johnson, Paula Doucet and Gary Gawer. Beal Property Management representative Toni Myers was present.

1. Meeting called to order by Mary Lou Bruce at 6:00 p.m.
2. Minutes of the 5/11/2022 board meeting were read. Majority approved as read.
3. Treasurer's report was made. Majority vote approved.
4. Beal Property manager Toni Myers gave her report with comments about changes needed to WHOA documents
5. A motion was made by Gary and seconded by Cissy to approve the nomination of Michelle Gatlin to the Board of Directions. Motion was unanimously approved.
6. Mary Lou resigned as President but is staying on the board as a member.
7. Paula has accepted the promotion to President,
8. Gary submitted his resignation as Secretary-Treasurer effective at meeting's end. He will continue on the Board until 9/5/2022, when home sale is completed.
9. Gary motioned that Cissy be appointed as Vice President, seconded by Michelle. Majority approved.

OLD BUSINESS

10. Mail Pad project is completed and boxes will be installed at the new location within two weeks.
11. Front timber replacement has been put on indefinite hold.
12. An Architectural Review Committee was formed and Delvin Twitty was appointed.

NEW BUSINESS

13. Discussion was held on WHOA documents and was tabled for further study by the Board and Property Manager.
14. Homeowners will be approached as to becoming a Board member to fill the openings and the Secretary Treasurer's office.
15. Discussion was held on using the 5% increase allowed by the Declarations and was tabled for further review and need.
16. Cissy motioned to close meeting, seconded by Michelle, Majority approved.
17. Meeting was closed by Paula at 7:15 p.m.

**WOODCREST HOMEOWNER ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETINGS
NOVEMEBER 8, 2022**

Present at Board Meeting:

Toni Myers - Beal Properties HOA Director Paula Doucet-Woodcrest HOA President Cissy Johnson -
Woodcrest HOA Vice President Michelle Gatlin - Member
Keith Doucet - Guest

Mary Lou Bruce - Absent Member

Meeting Called to Order:

1. Paula Doucet called the meeting to order at 5:53 pm.
2. A list of those in attendance is listed above.
3. The minutes from the previous meeting were reviewed and approved with the following correction. Correction to item #11 removed the words "to it by President Paula". Motioned to approve by Cissy Johnson, seconded by Michelle Gatlin
4. It was noted that the President and Treasurer need to be added to include Terry Thigpen, as signer for Beal Properties and all other signers removed. Toni suggested that a reserve study be conducted. Financials accepted as presented.
5. Toni presented information regarding the declarations and bylaws.
6. Beal will make recommendation on the bylaws to be in line with the Declarations and Texas Property Code.
7. a. Lawn contract reviewed b. Paula resigned as board president. A motion and unanimous vote were made to add Keith Doucet as a Board Member and as Board President
8. None.
9. Meeting adjourned at 6:56pm.

**WOODCREST HOMEOWNER ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETINGS
JANUARY 25, 2023**

Present at Board Meeting:

Toni Myers – Beal Properties HOA Director
Keith Doucet – Woodcrest HOA President
Cissy Johnson – Woodcrest HOA Vice President
Michelle Gatlin – Board Member
Paula Doucet – Guest
Sue Sabado - Guest

Mary Lou Bruce – Absent Member

Meeting Called to Order:

1. Keith Doucet called the meeting to order at 6:01 PM
2. A list of those in attendance is listed above.
3. Minutes:
 - a) The minutes from the November 8, 2022, meeting were reviewed and approved with the following correction. Motion was made to correct Item # 4 to read: It was noted that the President and Treasurer need to be added to include Terry Thigpen, as signer for Beal Properties and all other signer removed.
4. Keith reviewed and discussed the financials.
5. Toni reviewed and discussed delinquencies and statements.
6. Old Business:
 - a) General discussion was held. Information is still being gathered in regard to documents, incorporation, and HOA versus Owner responsibility.
 - b) Keith reviewed lawn management schedule to refine schedule.
 - c) Keith discussed his meeting with Mitch White in regard to the irrigation issues. A proposal is being created.
7. New Business:
 - a) Keith and Toni discussed what was outstanding and policy around disclosure.
 - b) Motion was made to accept Mary Lou's resignation due to health related issues. Motion approved unanimously.
 - c) Motion was made to accept Sue Sabado to the board and to add her as Treasurer. Motion approved unanimously.
 - d) Discussion was held in regard to board meetings being held the last Tuesday of the month in January, April, July and October. Annual February meeting will remain the same.
 - e) Cissy Johnson resigned her position on the board due to the sale of her home effective at the end of the meeting.
8. Discussion was held on potentially raising dues. Instead it was noted that 10% of the HOA income will be moved into the reserve account, roughly \$250.00. This will become effective 2/1/23. Motion passed unanimously.
9. The meeting was adjourned at 7:14PM.

Cash Flow

Beal Properties

Properties: Woodcrest HOA - 4000 - 4134 Woodcrest Drive Bryan, TX 77802

Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	14.01	0.04	14.01	0.04
Late Fees\NSF Rent	180.00	0.57	180.00	0.57
Homeowners Association Dues	31,344.70	99.38	31,344.70	99.38
Total Operating Income	31,538.71	100.00	31,538.71	100.00
Expense				
HOA Dues - Refund of Overpayment	85.00	0.27	85.00	0.27
General Maintenance	1,889.58	5.99	1,889.58	5.99
Insurance	1,386.00	4.39	1,386.00	4.39
Lawn/Property Maintenance	17,737.68	56.24	17,737.68	56.24
Landscape - Irrigation Repair	520.00	1.65	520.00	1.65
Special Projects	100.00	0.32	100.00	0.32
Management Fee	4,200.00	13.32	4,200.00	13.32
Professional Fees	380.00	1.20	380.00	1.20
Tax Expense	96.00	0.30	96.00	0.30
Utilities	927.16	2.94	927.16	2.94
Utilities - Water	882.87	2.80	882.87	2.80
Total Operating Expense	28,204.29	89.43	28,204.29	89.43
NOI - Net Operating Income	3,334.42	10.57	3,334.42	10.57
Total Income	31,538.71	100.00	31,538.71	100.00
Total Expense	28,204.29	89.43	28,204.29	89.43
Net Income	3,334.42	10.57	3,334.42	10.57
Other Items				
Prepayments	845.00		845.00	
Net Other Items	845.00		845.00	
Cash Flow	4,179.42		4,179.42	
Beginning Cash	7,240.23		7,240.23	
Beginning Cash + Cash Flow	11,419.65		11,419.65	
Actual Ending Cash	11,504.65		11,504.65	

Expense Distribution							
Exported On: 02/17/2023 11:40 AM							
Properties: Woodcrest HOA - 4000 - 4134 Woodcrest Drive Bryan, TX 77802							
Payees: All							
Bill Date Range: 01/01/2022 to 12/31/2022 (Last Year)							
Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4606 - Certified Letter Charge							
	10/03/2022		Beal Properties	12.10	3303	10/03/2022	Certified Letter Charge for 10/2022
6101 - HOA Dues - Refund of Overpayment							
	09/06/2022	4128	Gary Gawer & Linda Gawer	85.00	3300	09/12/2022	Gary Gawer, Linda Gawer, Woodcrest HOA - 4128: Move Out Refund
6456 - General Maintenance							
11129	04/12/2022		The Clean Up Crew	233.79	3283	04/12/2022	repaired fascia on units 4106-4010-4132, several hole issues 4106
1153236	08/01/2022		ACME GLASS INC.	128.76	3292	08/01/2022	Broken window - Landscaping accident, being reimbursed by landscaper
2539	09/06/2022		Robert Walker	102.03	3297	09/07/2022	4126 - Purchased and installed LED Wall Lantern
11321	09/08/2022		The Clean Up Crew	1,200.00	3302	09/12/2022	4110- pour slab 6' x 3' x 6" thick 3/8 rebar
7406	09/08/2022	4004	Ag Town Property Maintenance	150.00	3298	09/12/2022	4004 - Replaced solar window screen
11509	10/11/2022		The Clean Up Crew	75.00	3305	10/11/2022	Repair Mailbox concrete slab
				1,889.58			
6470 - Insurance							
83190961	03/04/2022		Philadelphia Insurance Companies	1,386.00	3278	03/04/2022	Annual Insurance Payment
6475 - Lawn/Property Maintenance							
072298	01/12/2022		BCS Lawn & More	1,072.22	3271	01/12/2022	Monthly Lawn Maintenance
72294	01/12/2022		BCS Lawn & More	1,975.56	3271	01/12/2022	delivered & installed 12 yards of sandy loam top soil sod, bunker rock, filled in.
72306	02/08/2022		BCS Lawn & More	1,353.12	3273	02/08/2022	Using a Lift to access all limbs and cut back 4'
072310	02/16/2022		BCS Lawn & More	1,072.22	3276	02/16/2022	Monthly Lawn Maintenance
072313	03/16/2022		BCS Lawn & More	1,072.22	3280	03/16/2022	Monthly Lawn Maintenance
072330	04/12/2022		BCS Lawn & More	1,072.22	3282	04/12/2022	Monthly Lawn Maintenance
	04/29/2022		Mitchell's Irrigation	301.25	3284	04/29/2022	Woodcrest HOA Irrigation
072353	05/12/2022		BCS Lawn & More	1,101.94	3286	05/12/2022	April Lawn Services
072376	06/15/2022		BCS Lawn & More	1,235.99	3288	06/15/2022	Monthly Lawn Service
#072386-R-0001	07/12/2022		BCS Lawn & More	1,235.99	3291	07/12/2022	Monthly Lawn Maintenance
072386-R-0002	08/12/2022		BCS Lawn & More	1,235.99	3295	08/12/2022	Monthly Lawn Maintenance
0001	09/08/2022		Mitchell's Irrigation	65.00	3301	09/12/2022	Ran water audit & leak was not from irrigation.
072386-R-0003	09/08/2022		BCS Lawn & More	1,235.99	3299	09/12/2022	Monthly Lawn Maintenance
072386-R-0004	10/11/2022		BCS Lawn & More	1,235.99	3304	10/11/2022	Lawn care
072386-R-0005	11/11/2022		BCS Lawn & More	1,235.99	3307	11/18/2022	Lawn care
#072386-R-0006	12/06/2022		BCS Lawn & More	1,235.99	3309	12/08/2022	Monthly Lawn Maintenance
				17,737.68			
6476 - Landscape - Irrigation Repair							
0001	06/15/2022		Mitchell's Irrigation	520.00	3289	06/15/2022	Irrigation Audit & Repairs
6531 - Special Projects							
18465	08/11/2022		Gary Gawer	100.00	3294	08/11/2022	Reimbursement for permit
6540 - Management Fee							
	01/01/2022		Beal Properties	350.00	3272	01/14/2022	January 2022
	02/01/2022		Beal Properties	350.00	3274	02/08/2022	February 2022
	03/01/2022		Beal Properties	350.00	3279	03/14/2022	March 2022
	04/01/2022		Beal Properties	350.00	3281	04/11/2022	April 2022
	05/09/2022		Beal Properties	350.00	3285	05/10/2022	Management Fee for 05/2022
	06/06/2022		Beal Properties	350.00	3287	06/06/2022	Management Fee for 06/2022
	07/11/2022		Beal Properties	350.00	3290	07/11/2022	Management Fee for 07/2022
	08/08/2022		Beal Properties	350.00	3293	08/08/2022	Management Fee for 08/2022
	09/01/2022		Beal Properties	350.00	3296	09/07/2022	Management Fee for 09/2022
	10/03/2022		Beal Properties	350.00	3303	10/03/2022	Management Fee for 10/2022
	11/01/2022		Beal Properties	350.00	3306	11/08/2022	November 2022
	12/05/2022		Beal Properties	350.00	3308	12/05/2022	Management Fee for 12/2022
				4,200.00			
6705 - Professional Fees							
216736	12/06/2022		Thompson, Derrig and Craig, P.C.	380.00	3310	12/08/2022	Preparation of Federal Corp Income Tax Return 2021
6755 - Tax Expense							
	02/08/2022		Gary Gawer	96.00	3275	02/09/2022	Reimbursement for Property Recordings at the Tax office
6810 - Utilities							
2034397 ACH	02/03/2022		Bryan Texas Utilities	65.81	ACH	02/03/2022	Water
0003	03/02/2022	4104	Lou Jean Franke	60.00	ACH	03/02/2022	Utilities - Reimbursement for Irrigation usage 2021
2034397 ACH	03/03/2022		Bryan Texas Utilities	65.81	ACH	03/03/2022	WATER
2034397	10/05/2022		Bryan Texas Utilities	282.71	ACH	10/05/2022	Utility Bill - Water
2034397	11/03/2022		Bryan Texas Utilities	216.30	ACH	11/03/2022	4104 WOODCREST DR - WATER
2034397	12/06/2022		Bryan Texas Utilities	236.53	ACH	12/06/2022	utilities - water
				927.16			
6840 - Utilities - Water							
2034397 ACH	04/05/2022		Bryan Texas Utilities	65.81	ACH	04/05/2022	Water
2034397 ACH	05/04/2022		Bryan Texas Utilities	65.81	ACH	05/04/2022	Water
2034397 ACH	06/03/2022		Bryan Texas Utilities	69.62	ACH	06/03/2022	Water
2034397	07/06/2022		Bryan Texas Utilities	86.52	ACH	07/06/2022	Water Bill
2034397	08/03/2022		Bryan Texas Utilities	285.75	ACH	08/03/2022	Water Bill
2034397	09/02/2022		Bryan Texas Utilities	309.36	ACH	09/02/2022	4104 Woodcrest Dr
				882.87			
Total				28,216.39			

FIRST FINANCIAL BANK

MEMBER FDIC

PO Box 701, Abilene, TX 79604

PLEASE EXAMINE AT ONCE

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 680-5862. Written inquiries should be sent to the address listed, attention: Research.

ACCOUNT NUMBER	10907
STATEMENT DATES	12/01/22-12/30/22
ENCLOSURES	0
PAGE	1 of 3

*0012167 S2
WOODCREST HOMEOWNERS ASSOCIATION INC
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470



We have updated the
Terms and Conditions of Your Account

Effective January 1, 2023

To obtain a copy, please visit:
www.ffln.com/businesstermsandconditions

SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
10907	Commercial Money Market	5,073.55

ACCOUNT SUMMARY

Commercial Money Market

Account Number	190003440907	Statement Dates	12/01/22 thru 12/31/22
Previous Balance	5,071.47	Days in Statement Period	31
0 Deposits/Credits	0.00	Average Ledger	5,071.47
0 Checks/Debits	0.00	Average Collected	5,071.47
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	2.08		
Ending Balance	5,073.55	2022 Interest Paid	7.16

Account Title:
Woodcrest Homeowners Association Inc

MISCELLANEOUS CREDITS

Date	Description	Amount
12/31	Interest Deposit	2.08

INTEREST RATE SUMMARY

Date	Interest Rate
11/30	0.250000%
12/20	0.850000%

WOODCREST HOA 2023 BUDGET

	2022 Budget	2022 Actual	2023 Budget
INCOME:			
HOA Dues	31786.51	31344.7	31786.51 97.40%
Interest Income		14.01	
Late Fees		180	
Prepaid HOA Dues		845	
Transfer from Reserves			
Insurance Reimbursement			
TOTAL INCOME:	32755.75	32383.71	31786.51
EXPENSES:			
General Maintenance	3000	1989.58	2000
Insurance	1386	1386	1400
Lawn Maintenance	15000	14929	15250
Management Fees	4200	4200	4200
Legal/Professional	0	476	300
Utilities	2000	1810.03	1800
Special Projects	7666.31	3328.68	0
Misc Expense	2000	85	170
Transfer to Reserves	0	0	3264 272.00 per month
TOTAL EXPENSE:	35252.31	28204.29	28384
NET INCOME:	-2496.56	4179.42	3402.51
Bank Balance in Operating Acct as of January 31, 2023		17139.89	
Bank Balance in Reserve Acct as of January 31, 2023		5077.21	



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

February 17, 2023

WOODCREST MANAGEMENT REPORT

Delinquency Status: At the end of December, the total outstanding balance owed to the HOA was \$417.79. Three accounts make up this total amount. Beal and the board are working together to collect the past due balance.

Violation Report: There are currently no Violations to report.

Maintenance Report: Over the last year, we received approximately 9 work orders mostly consisting of Irrigation leaks. All of the few work orders have been addressed. We would like to let everyone know that Beal and the board are currently working on a few upcoming projects for the complex.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/21/2022

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

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

PRODUCER	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME:	Katelyn Miller	
		PHONE (A/C, No, Ext):	(979)774-3900	FAX (A/C, No):
		E-MAIL ADDRESS:	katelyn.miller@sigbcs.com	
INSURED	Woodcrest Homeowners Association, Inc. c/o Beal Properties 3363 University Dr. E, Suite #215 Bryan TX 77802-	INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Philadelphia Indemnity		
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED 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 INSD	SUBR 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 type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK2375056	03/21/2022	03/21/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK2375056	03/21/2022	03/21/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Directors & Officers Liability; Claims Made; Retroactive 3/21/18.			PHPK2375056	03/21/2022	03/21/2023	Each Claim	\$1,000,000
							Aggregate	\$1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

AI 013833

Sample Certificate Only Contact Insurance Agency for Detailed Certificate 979-774-3900 979-774-3955 Fax	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

Fax: (979)774-3955

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Terry Thigpin
Beal Properties
terryt@century21bcs.com
Ph

CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 02/17/23 at 1:25 pm

Property Type is 'Residential' Status is one of 'Contingency Contract', 'Exclusive Agency' Status is 'Active' Status Contractual Search Date is 02/17/2023 to 02/22/2022 Status is 'Sold' Status Contractual Search Date is 02/17/2023 to 02/22/2022 Status is 'Under Contract' Status Contractual Search Date is 02/17/2023 to 08/21/2022 Street Name is like 'Woodcrest'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
23002417	4124 Woodcrest Drive		2	1/1	2	Wheeler Ridge	1982		1,081	\$174.84	\$189,000	8
# LISTINGS:	1	Medians:					1982		1,081	\$174.84	\$189,000	8
		Minimums:					1982		1,081	\$174.84	\$189,000	8
		Maximums:					1982		1,081	\$174.84	\$189,000	8
		Averages:					1982		1,081	\$174.84	\$189,000	8

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22009765	4006 Woodcrest Drive		2	2/-	2	Wheeler Ridge	1982		929	\$182.99	\$169,999	\$173,000	\$186.22	07/29/2022	101.77	14
22010025	4128 Woodcrest Drive		3	2/-	2	Wheeler Ridge	1982		1,245	\$140.56	\$175,000	\$195,500	\$157.03	09/06/2022	111.71	34
# LISTINGS:	2	Medians:					1982		1,087	\$161.78	\$172,500	\$184,250	\$171.63		106.74	24
		Minimums:					1982		929	\$140.56	\$169,999	\$173,000	\$157.03		101.77	14
		Maximums:					1982		1,245	\$182.99	\$175,000	\$195,500	\$186.22		111.71	34
		Averages:					1982		1,087	\$161.78	\$172,500	\$184,250	\$171.63		106.74	24

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$169,999	\$189,000	\$178,000	\$175,000
Sold Price	\$173,000	\$195,500	\$184,250	\$184,250

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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.

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