

*The Villas of Westwood  
Homeowners  
Association, Inc.*



*Annual Meeting*

*Saturday May 21<sup>st</sup> 2016 10:00am*

*Century 21 Beal Inc. - Training Room*

*404 D University Dr College Station*

*TX 77840*

# Villas at Westwood

Century 21, Beal Inc.

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

**Villas at Westwood Home Owners Association requests your attendance at the 2016 annual meeting to be held at CENTURY 21 TRAINING ROOM, 404 D University Dr. East, College Station, Tx.77840, on Saturday, May 21, 2016 at 10am until 12pm.**

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm May 20, 2016. You can mail the completed proxy (below) to Century 21, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Bob Walker, email to [bobw@century21bcs.com](mailto:bobw@century21bcs.com) or fax it 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. Financial report. (2015 Financial Report, Delinquencies, 2016 Budget, Sales)
5. Election/Reinstatement of Officers & Directors
6. Unfinished business.
7. New business.
8. Adjournment

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## 2016 Annual Meeting Proxy Statement

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

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

As agent for me, and in my name and stead to vote as my Proxy at the 2016 annual meeting of the Villas at Westwood 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 May 21, 2016 annual meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Unit number(s)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Current Phone Number

This proxy must be received by 5:30pm May 20, 2016.  
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,  
Fax: 979-764-0508 or  
Email: [bobw@century21bcs.com](mailto:bobw@century21bcs.com)

May 9, 2016

# Villas at Westwood

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

## May 31, 2014 HOA Meeting Minutes

- 1) 9:50am start meeting
  - a. Introductions
  - b. Website – information
- 2) Financials 10:00am
  - a. Go over income
  - b. Set up reserve account 1 initial deposit/monthly deposit of \$275
  - c. Late fees – not charging unless board approves
- 3) Budget –
  - a. Add line item for deposit to reserve account
  - b. Budget voted and adopted – 10:25am
- 4) New business 10:30am
  - a. Drainage issue with Wal-Mart/pond
  - b. Add flowers to entrance – make it pretty
  - c. Grind stump at entrance
  - d. Cut vines off fence
- 5) Delinquency report
  - a. Should we foreclose – yes
  - b. Knock on door – attempt to contact owner
- 6) Market Analysis – Joey – 10:35am
- 7) Insurance - Terry
- 8) Maintenance issues – 10:50am
  - a. Paint trim – estimates
  - b. Repair pillars – estimates
  - c. Power wash rock siding – estimate
- 9) Elect Officers 11:00am
  - a. Nominations
    - i. President – Courtney Dainty
    - ii. Vice President – Susan Winters
    - iii. Secretary – Donna Morefield.
    - iv. Members-at-large
      1. Doug Herbst
      2. Celia Herbst
      3. Lundin Mathews
- 10) Meeting Adjourn – 11:10am

**Cash Flow (Cash)**  
**Villas of Westwood - (villas)**  
**January 2015 - December 2015**

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5/17/2016  
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Prepared For:  
Villa's of Westwood  
c/o BVP Management  
404 D University Dr. East  
College Station, TX 77840

Prepared By:  
BVP Management, Inc.  
903 Texas Ave S  
College Station, TX 77840

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENT INCOME</b>				
Late Fees\NSF Rent	455.00	1.37	455.00	1.37
Homeowners Association Dues	32,807.14	98.63	32,807.14	98.63
<b>NET RENT INCOME</b>	<b>455.00</b>	<b>1.37</b>	<b>455.00</b>	<b>1.37</b>
<b>TOTAL INCOME</b>	<b>33,262.14</b>	<b>100.00</b>	<b>33,262.14</b>	<b>100.00</b>
<b>EXPENSES</b>				
Fence Repair	3,491.72	10.50	3,491.72	10.50
General Maintenance	849.81	2.55	849.81	2.55
Insurance	9,587.24	28.82	9,587.24	28.82
Lawn/Property Maintenance	11,582.77	34.82	11,582.77	34.82
Maint. Mgmt. Fee	4,800.00	14.43	4,800.00	14.43
Pest Control	1,131.21	3.40	1,131.21	3.40
Plumbing Expense	510.50	1.53	510.50	1.53
Professional Fees	290.00	0.87	290.00	0.87
Utilities	2,547.06	7.66	2,547.06	7.66
<b>TOTAL DIRECT EXPENSES</b>	<b>34,790.31</b>	<b>104.59</b>	<b>34,790.31</b>	<b>104.59</b>
<b>TOTAL EXPENSES</b>	<b>34,790.31</b>	<b>104.59</b>	<b>34,790.31</b>	<b>104.59</b>
<b>NET INCOME</b>	<b>-1,528.17</b>	<b>-4.59</b>	<b>-1,528.17</b>	<b>-4.59</b>
<b>CASH FLOW</b>	<b>-1,528.17</b>		<b>-1,528.17</b>	
Beginning Cash	31,107.53			
Ending Balance	29,579.36			

**Expense Distribution**  
**villas - Villas of Westwood**  
**Invoice Date: 01/2015 - 12/2015**  
**Check Date: 01/2015 - 12/2015**

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
<b>6405 Legal Fees Owners CB</b>										
216882	10610	07/14/15	villas	peterso	2200	131.74		108571	07/28/15	Demand Letter for non payment
						131.74	0.00			
<b>6430 Fence Repair</b>										
216608	1535	06/09/15	villas	tlcmaint	2200	1,127.89		108451	06/11/15	Down payment for fence
216731	1535/P2	06/09/15	villas	tlcmaint	2200	2,363.83		108498	07/02/15	Built 124 feet of new pick fence,
						3,491.72	0.00			
<b>6455 General Maintenance</b>										
215651	1270	12/23/14	villas	t fry	2200	55.41		108031	01/07/15	1864 Villa, caulk windows
217002	1650	07/24/15	villas	tlcmaint	2200	356.90		108606	08/05/15	1804 Villa's water leak from
217187	1702	08/20/15	villas	tlcmaint	2200	150.00		108723	09/10/15	Cut down dish, removed cable,
217982	1847	12/14/15	villas	tlcmaint	2200	287.50		108987	12/16/15	Villas 4 security lights and
						849.81	0.00			
<b>6470 Insurance</b>										
215652	TXH-30694	12/30/14	villas	ipfs	2200	727.38		108038	01/07/15	
215789	TXH-30694	01/30/15	villas	ipfs	2200	727.38		108102	02/05/15	
215910	TXH-30694	02/27/15	villas	ipfs	2200	727.38		108158	03/05/15	
216113	TXH-30694	03/30/15	villas	ipfs	2200	727.38		108237	04/07/15	
216400	TXH-30694	04/29/15	villas	ipfs	2200	727.38		108341	05/08/15	
216644	TXH-30694	06/01/15	villas	ipfs	2200	727.38		108464	06/12/15	Villas at Westwood Insurance
216690	FID800135	06/22/15	villas	rli	2200	186.00		108526	07/06/15	Fedility Bond
217060	7531	08/10/15	villas	servicei	2200	1,739.00		108639	08/13/15	Renewal of insurance
217307	TXH-43005	08/31/15	villas	ipfs	2200	824.49		108725	09/10/15	Insurance for Villas
217461	TXH-43005	09/29/15	villas	ipfs	2200	824.49		108785	10/06/15	Monthly insurance
217461	TXH-43005	09/29/15	villas	ipfs	2200	-824.49		108785	10/06/15	Monthly insurance
217461	TXH-43005	09/29/15	villas	ipfs	2200	824.49		108798	10/06/15	Monthly insurance
217675	TXH-43005	10/30/15	villas	ipfs	2200	824.49		108883	11/05/15	Insurance Villa at Westwood.
217928	TXH-43005	11/30/15	villas	ipfs	2200	824.49		108967	12/04/15	Villa's Monthly Insurance
						9,587.24	0.00			
<b>6473 Legal Fees (HOA)</b>										
217142	10815	08/18/15	villas	peterso	2200	127.00		108699	09/03/15	Unit 1828 starting foreclosure
217773	11271	11/13/15	villas	peterso	2200	421.12		108911	11/16/15	Forclosure & execute notice
						548.12	0.00			
<b>6475 Lawn/Property Maintenance</b>										
215633	3111	12/30/14	villas	mowmast	2200	866.00		108027	01/07/15	December lawn maintenance
215729	3335	01/30/15	villas	mowmast	2200	800.00		108087	02/03/15	LAWN CARE
215818	11949	01/07/15	villas	oneal	2200	135.32		108110	02/06/15	WINTERIZE OUTSIDE
215996	167	03/02/15	villas	mowmast	2200	932.00		108193	03/16/15	
216048	2554	03/30/15	villas	mowmast	2200	866.00		108240	04/07/15	
216342	2599	05/01/15	villas	mowmast	2200	974.25		108323	05/06/15	
216489	2584	06/01/15	villas	mowmast	2200	866.00		108394	06/05/15	
216771	8890	06/30/15	villas	mowmast	2200	866.00		108524	07/06/15	Villas montly lawn maintenance
216941	158	07/31/15	villas	mowmast	2200	866.00		108601	08/05/15	Monthly lawn maintenance villas
217193	2003	08/31/15	villas	mowmast	2200	866.00		108698	09/03/15	Monthly Lawn Maintenance
217407	2226	09/30/15	villas	mowmast	2200	866.00		108788	10/06/15	Lawn Maintenance, monthly
217473	12346	09/17/15	villas	oneal	2200	135.32		108789	10/06/15	Cleared off poison ivy off fence
217648	330	11/01/15	villas	mowmast	2200	1,353.13		108870	11/05/15	Monthly lawn service and trim
217874	349	12/01/15	villas	mowmast	2200	866.00		108952	12/03/15	montly lawn maintenance
217917	112415G	11/24/15	villas	aggieter	2200	324.75		108958	12/03/15	lawn treatment, weed control,
						11,582.77	0.00			
<b>6530 Maint. Mgmt. Fee</b>										
215604	notes-2156	01/01/15	villas	office		400.00		108010	01/02/15	Villas of Westwood
215766	notes-2157	02/01/15	villas	office		400.00		108074	02/03/15	Villas of Westwood
215929	notes-2159	03/01/15	villas	office		400.00		108145	03/05/15	Villas of Westwood
216077	notes-2160	04/01/15	villas	office		400.00		108221	04/02/15	Villas of Westwood
216328	notes-2163	05/01/15	villas	office		400.00		108305	05/04/15	Villas of Westwood
216498	notes-2164	06/01/15	villas	office		400.00		108371	06/04/15	Villas of Westwood
216736	notes-2167	07/01/15	villas	office		400.00		108499	07/02/15	Villas of Westwood
217007	notes-2170	08/01/15	villas	office		400.00		108590	08/04/15	Villas of Westwood
217250	notes-2172	09/01/15	villas	office		400.00		108677	09/03/15	Villas of Westwood

**Expense Distribution**  
**villas - Villas of Westwood**  
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**Check Date: 01/2015 - 12/2015**

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
217439	notes-2174	10/01/15	villas	office		400.00		108770	10/01/15	Villas of Westwood
217611	notes-2176	11/01/15	villas	office		400.00		108848	11/02/15	Villas of Westwood
217811	notes-2178	12/01/15	villas	office		400.00		108935	12/02/15	Villas of Westwood
						4,800.00	0.00			
<b>6695 Pest Control</b>										
215597	12810	12/30/14	villas	lonestar	2200	86.60		108025	01/07/15	
215757	12939	02/02/15	villas	lonestar	2200	86.60		108086	02/03/15	
215897	13060	03/01/15	villas	lonestar	2200	86.60		108154	03/05/15	
216068	13173	03/31/15	villas	lonestar	2200	86.60		108238	04/07/15	
216287	13292	04/30/15	villas	lonestar	2200	86.60		108322	05/06/15	
216481	13433	05/31/15	villas	lonestar	2200	86.60		108392	06/05/15	
216786	13595/1355	06/30/15	villas	lonestar	2200	178.61		108522	07/06/15	Removal of bees and monthly
216962	13704	08/02/15	villas	lonestar	2200	86.60		108599	08/05/15	Monthly Pest Exterior Service
217178	13857	08/31/15	villas	lonestar	2200	86.60		108696	09/03/15	Monthly Exterior Pest
217399	14013	09/24/15	villas	lonestar	2200	86.60		108786	10/06/15	Monthly exterior pest control
217645	14152	11/01/15	villas	lonestar	2200	86.60		108868	11/05/15	Monthly pest control
217880	14288	11/30/15	villas	lonestar	2200	86.60		108953	12/03/15	Monthly Exterior Pest Service
						1,131.21	0.00			
<b>6700 Plumbing Expense</b>										
217182	13940	08/17/15	villas	holman1	2200	190.00		108694	09/03/15	Repaired leak by meter.1844
217196	14030	08/26/15	villas	holman1	2200	210.00		108694	09/03/15	Repaired meter leak at gate
217999	15005	12/21/15	villas	holman1	2200	110.50		108999	12/21/15	Villa's replaced hose bibb on
						510.50	0.00			
<b>6705 Professional Fees</b>										
217167	182927	08/20/15	villas	thomp	2200	290.00		108705	09/03/15	Federal Corporation Income Tax
						290.00	0.00			
<b>6810 Utilities</b>										
215698	2005833	01/08/15	villas	btu	2200	179.89		108062	01/23/15	
215854	2005833	02/09/15	villas	btu	2200	38.88		108141	03/03/15	
216006	2005833	03/10/15	villas	btu	2200	40.76		108197	03/24/15	
216323	2005833	04/09/15	villas	btu	2200	38.88		108300	05/04/15	
216447	2005833	05/08/15	villas	btu	2200	38.88		108363	05/29/15	
216698	2005833	06/10/15	villas	btu	2200	38.98		108480	06/26/15	Villa's utilities
216908	2005833	07/09/15	villas	btu	2200	38.88		108562	07/28/15	Utilities (Villas)
217150	2005833	08/09/15	villas	btu	2200	217.14		108670	09/03/15	Utilities for VW
217337	2005833	09/09/15	villas	btu	2200	352.09		108739	09/21/15	Utilities
217346	water reimb	09/22/15	villas	bwhisnan	2200	89.73		108746	09/22/15	water reimbursement, broken
217560	2005833	10/08/15	villas	btu	2200	332.81		108823	10/21/15	Utilities
217764	2005833	11/06/15	villas	btu	2200	293.30		108909	11/16/15	utilities
218014	2005833	12/08/15	villas	btu	2200	495.60		109011	12/28/15	utilities
						2,195.82	0.00			
						35,118.93	0.00			

**Cash Flow (Cash)**  
**Villas of Westwood - (villas)**  
**January 2016 - April 2016**

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5/17/2016  
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aptshoa

Prepared For:  
Villa's of Westwood  
c/o BVP Management  
404 D University Dr. East  
College Station, TX 77840

Prepared By:  
BVP Management, Inc.  
903 Texas Ave S  
College Station, TX 77840

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>RENT INCOME</b>				
Late Fees\NSF Rent	70.00	0.67	70.00	0.67
Homeowners Association Dues	10,415.00	99.33	10,415.00	99.33
<b>NET RENT INCOME</b>	<b>70.00</b>	<b>0.67</b>	<b>70.00</b>	<b>0.67</b>
<b>TOTAL INCOME</b>	<b>10,485.00</b>	<b>100.00</b>	<b>10,485.00</b>	<b>100.00</b>
<b>EXPENSES</b>				
Fence Repair	362.40	3.46	362.40	3.46
General Maintenance	428.74	4.09	428.74	4.09
Insurance	3,297.96	31.45	3,297.96	31.45
Escrow	3,540.00	33.76	3,540.00	33.76
Lawn/Property Maintenance	3,464.00	33.04	3,464.00	33.04
Maint. Mgmt. Fee	1,600.00	15.26	1,600.00	15.26
Pest Control	346.40	3.30	346.40	3.30
Plumbing Expense	232.25	2.22	232.25	2.22
Roofing Expense	235.00	2.24	235.00	2.24
Utilities	281.99	2.69	281.99	2.69
<b>TOTAL DIRECT EXPENSES</b>	<b>13,788.74</b>	<b>131.51</b>	<b>13,788.74</b>	<b>131.51</b>
<b>TOTAL EXPENSES</b>	<b>13,788.74</b>	<b>131.51</b>	<b>13,788.74</b>	<b>131.51</b>
<b>NET INCOME</b>	<b>-3,303.74</b>	<b>-31.51</b>	<b>-3,303.74</b>	<b>-31.51</b>
<b>ADJUSTMENTS</b>				
Prepaid HOA	1,215.00		1,215.00	
<b>TOTAL ADJUSTMENTS</b>	<b>1,215.00</b>		<b>1,215.00</b>	
<b>CASH FLOW</b>	<b>-2,088.74</b>		<b>-2,088.74</b>	
Beginning Cash	29,579.36			
Ending Balance	27,490.62			

**Expense Distribution**  
**villas - Villas of Westwood**  
**Invoice Date: 01/2016 - 04/2016**  
**Check Date: 01/2016 - 04/2016**

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
<b>6430 Fence Repair</b>										
218480	1947	03/02/16	villas	tlcmaint	2200	362.40		109222	03/04/16	REPAIRED FENCE
						362.40	0.00			
<b>6455 General Maintenance</b>										
218079	1264	12/18/15	villas	tfry	2200	121.24		109042	01/06/16	REATTACHED RIDGE VENT
218428	1928	02/10/16	villas	tlcmaint	2200	307.50		109164	02/12/16	Sign light, LED fixture
						428.74	0.00			
<b>6470 Insurance</b>										
218088	THX-43005	12/30/15	villas	ipfs	2200	824.49		109034	01/06/16	ISNURANCE PAYMENT 5
218397	TXH-43005	02/01/16	villas	ipfs	2200	824.49		109138	02/08/16	Insurance
218591	txh-430059	03/04/16	villas	ipfs	2200	824.49		109234	03/08/16	INSURANCE
218780	TXH-43005	03/30/16	villas	ipfs	2200	824.49		109319	04/06/16	Villas at Westwood
						3,297.96	0.00			
<b>6471 Escrow</b>										
218611	Villa reserv	03/10/16	villas	first	2200	3,240.00		109240	03/10/16	Open reserve acct at Prosperity
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109291	04/04/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109301	04/04/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109301	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109346	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	-300.00		109346	04/11/16	Monthly reserve account
218708	notes-2187	04/01/16	villas	villas	2200	300.00		109349	04/11/16	Monthly reserve account
						3,240.00	0.00			
<b>6475 Lawn/Property Maintenance</b>										
218096	363	01/06/16	villas	mowmast	2200	866.00		109037	01/06/16	DECEMBER LAWN
218292	373	01/28/16	villas	mowmast	2200	866.00		109130	02/08/16	Monthly Mowing Villas
218493	382	03/02/16	villas	mowmast	2200	866.00		109216	03/04/16	FEB LAWN MAINT.
218722	412	03/31/16	villas	mowmast	2200	866.00		109322	04/06/16	Villa's monthly lawn
						3,464.00	0.00			
<b>6530 Maint. Mgmt. Fee</b>										
218044	notes-2180	01/01/16	villas	office		400.00		109021	01/04/16	Villas of Westwood
218276	notes-2182	02/01/16	villas	office		400.00		109108	02/02/16	Villas of Westwood
218532	notes-2185	03/01/16	villas	office		400.00		109191	03/02/16	Villas of Westwood
218693	notes-2186	04/01/16	villas	office		400.00		109294	04/04/16	Villas of Westwood
						1,600.00	0.00			
<b>6695 Pest Control</b>										
218104	14410	12/24/15	villas	lonestar	2200	86.60		109035	01/06/16	MONTHLY PEST CONTROL
218303	14540	01/31/16	villas	lonestar	2200	86.60		109128	02/08/16	Monthly exterior pest control
218523	1498	03/02/16	villas	lonestar	2200	86.60		109214	03/04/16	montly pest control
218744	1498	04/04/16	villas	lonestar	2200	86.60		109320	04/06/16	MONTHLY PEST CONTROL
						346.40	0.00			
<b>6700 Plumbing Expense</b>										
218519	15472	03/02/16	villas	holman1	2200	232.25		109211	03/04/16	LEAK AT METER-1820
						232.25	0.00			
<b>6750 Roofing Expense</b>										
218098	0112520153	11/25/15	villas	santini	2200	85.00		109041	01/06/16	LEAK OVER FRONT DOOR -
218226	01152016	01/21/16	villas	santini	2200	65.00		109086	01/22/16	roof repair1800
218496	022920161	03/02/16	villas	santini	2200	85.00		109220	03/04/16	RESET RIDGE VENTS - 1864
						235.00	0.00			
<b>6810 Utilities</b>										
218189	2005833	01/08/16	villas	btu	2200	38.88		109068	01/18/16	Villa's utilities
218435	2005833	02/18/16	villas	btu	2200	40.12		109167	02/18/16	2041 westwood main
218837	2005833	04/11/16	villas	btu	2200	39.61		109352	04/12/16	2041 westwood main
218859	2005833	04/07/16	villas	btu	2200	163.38		109361	04/18/16	Utilities
						281.99	0.00			





# PROSPERITY BANK®

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Statement Date

4/30/2016

Account No

216424358

8691 1 AV 0.376

VILLAS AT WESTWOOD CONDO OWNERS ASSOC

HOA RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

Page 1 of 4



## STATEMENT SUMMARY

TX Small Business Check Account No 216424358

04/01/2016	Beginning Balance			\$3,240.00
	1 Deposits/Other Credits		+	\$300.00
	1 Checks/Other Debits		-	\$10.00
04/30/2016	Ending Balance	30	Days in Statement Period	\$3,530.00
	Total Enclosures			1

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/13/2016	Deposit	\$300.00

## OTHER DEBITS

Date	Description	Amount
04/30/2016	Service Charge	\$10.00

## TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

## DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
04-01	\$3,240.00	04-13	\$3,540.00	04-30	\$3,530.00

## SERVICE CHARGE SUMMARY

Service Charge 04/30/2016	\$10.00	Service Charge Balance	\$3,240.00
Maintenance Fee	\$10.00		

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102411 : 00869101

# Villas At Westwood HOA

## 2016 Budget

Cash on hand January 01, 2015

**31,107.53**

	<b>2015 Budget</b>	<b>2015 Actual</b>	<b>2016 Budget</b>
<b>HOA Dues &amp; Fees</b>	32,400.00	33,262.14	32,400.00
<b>EXPENSES:</b>			
Capital Improvements / Construc	0.00	0.00	0.00
Electrical Repairs	0.00	0.00	0.00
General Maintenance	750.00	849.81	800.00
Insurance	9,500.00	9,587.24 *	9,750.00
Legal / Professional fees	400.00	290.00	300.00
Lawn/Property Maintenance	9,500.00	11,582.77 *	12,250.00
Maint. Mgmt. Fee	4,800.00	4,800.00 *	4,800.00
Office Supplies	100.00	0.00	50.00
Pest Control	1,039.20	1,131.21 *	1,039.20
Plumbing Expense	500.00	510.50	400.00
Roofing Expense	750.00	0.00	500.00
Fence Repair	0.00	3,491.72	500.00
Utilities	3,700.00	2,547.06 *	3,000.00
Reserve Account	3,240.00	0.00	3,240.00
<b>Total Expenses:</b>	<b>34,279.20</b>	<b>34,790.31</b>	<b>36,629.20</b>
<b>Total Cash Increase</b>	<b>-1,879.20</b>	<b>-1,528.17</b>	<b>-4,229.20</b>

**Cash on Hand December 2015**

**29,579.36**

2015 basics  $29648.28 / 12 / 20 = 123.53$

2015 actual cost per unit  $34790.31/12/20=144.96$

2016 budget  $36629.20/12/20= 152.62$

**Villas at Westwood  
Owners Association  
Delinquency Report as of  
May 17, 2016**

**1828 – \$1285.93, turned over to attorney for collections. This property is going to a possible foreclosure. We have had this issue several times with this property and the owner always pays the balance in full including legal fees.**

CMA 1 - Line

Listings as of 05/17/16 at 1:45 pm

Prepared By: Bob Walker

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is one of 'Sold', 'Option Contract', 'Under Contract' Status Contractual  
 Search Date is 05/17/2016 to 05/23/2015 Subdivision Code is 'Villas at Westwood Condos'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apex Ht Ar	LP/SqFt	List Price	DOM
1603495	1820 W Villa Maria Road	3	2/1	2		Villas at Westwood Condos	2003	1,379	\$97.90	\$135,000	7

# LISTINGS:	1
Medians:	2003 1,379 \$97.90 \$135,000
Minimums:	2003 1,379 \$97.90 \$135,000
Maximums:	2003 1,379 \$97.90 \$135,000
Averages:	2003 1,379 \$97.90 \$135,000

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apex Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
1600329	1808 W Villa Maria Road	3	2/1	2		Villas at Westwood Condos	2003	1,469	\$89.11	\$130,900	\$131,900	\$89.79	03/15/2016	100.76	54

# LISTINGS:	1
Medians:	2003 1,469 \$89.11 \$130,900
Minimums:	2003 1,469 \$89.11 \$130,900
Maximums:	2003 1,469 \$89.11 \$130,900
Averages:	2003 1,469 \$89.11 \$130,900

Quick Statistics ( 2 Listings Total )				
	Min	Max	Average	Median
List Price	\$130,900	\$135,000	\$132,950	\$132,950
Sold Price	\$131,900	\$131,900	\$131,900	\$131,900

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 \*\*\* This is a broker price opinion or comparative market analysis and should not be considered an appraisal. \*\*\*  
 Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.

<b>ACORD™ CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 10/09/2015
PRODUCER Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753 (979) 774-3900	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Villas at Westwood Owners Association c/o Century 21 Beal 903 S Texas Ave College Sta. TX 77840-	INSURERS AFFORDING COVERAGE	NAIC #
	INSURER A: RLI Insurance Company	
	INSURER B: Philadelphia Indemnity	
	INSURER C:	
	INSURER D:	
	INSURER E:	

**COVERAGES**

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L / TR / INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY	PHPK1366491	08/19/2015	08/19/2016	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
					PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ. <input type="checkbox"/> LOC				PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (EA accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC AGG \$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS QTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT \$
					E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$
A	OTHER Directors & Officers Fidelity Bond	FID8001350	08/19/2014	08/19/2015	Bond Limit 21,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>	AI 000541
Evidence of Insurance For a detailed certificate or to verify any info please contact the agency.	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.	
	AUTHORIZED REPRESENTATIVE	<i>Rooney Johnson</i>



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
10/09/2015

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (A/C, No., Ext.): (979) 774-3900		COMPANY Philadelphia Indemnity P.O. Box 8952 Philadelphia PA 19178-8952 ( - ) -	
FAX (A/C, No.): (979) 774-3955		E-MAIL ADDRESS: jody.hatla@sigbcs.com			
CODE: AGENCY CUSTOMER ID #: 7531		SUB CODE:			
INSURED Villas at Westwood Owners Association c/o Century 21 Beal 903 S Texas Ave College Sta. TX 77840-		LOAN NUMBER		POLICY NUMBER PHPK1366491	
		EFFECTIVE DATE 08/19/2015	EXPIRATION DATE 08/19/2016	<input type="checkbox"/> CONTINUED UNTIL <input type="checkbox"/> TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

### PROPERTY INFORMATION

LOCATION/DESCRIPTION 1800-1872 W Villa Maria Road Bryan, TX 77807
---

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 EVIDENCE OF PROPERTY INSURANCE 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.

### COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Buildings; Special Form, Replacement Cost, Blanket Coverage	1,566,400	5,000

### REMARKS (Including Special Conditions)

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### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

### ADDITIONAL INTEREST

AI 002844

NAME AND ADDRESS  Proof of Insurance	<input checked="" type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 		