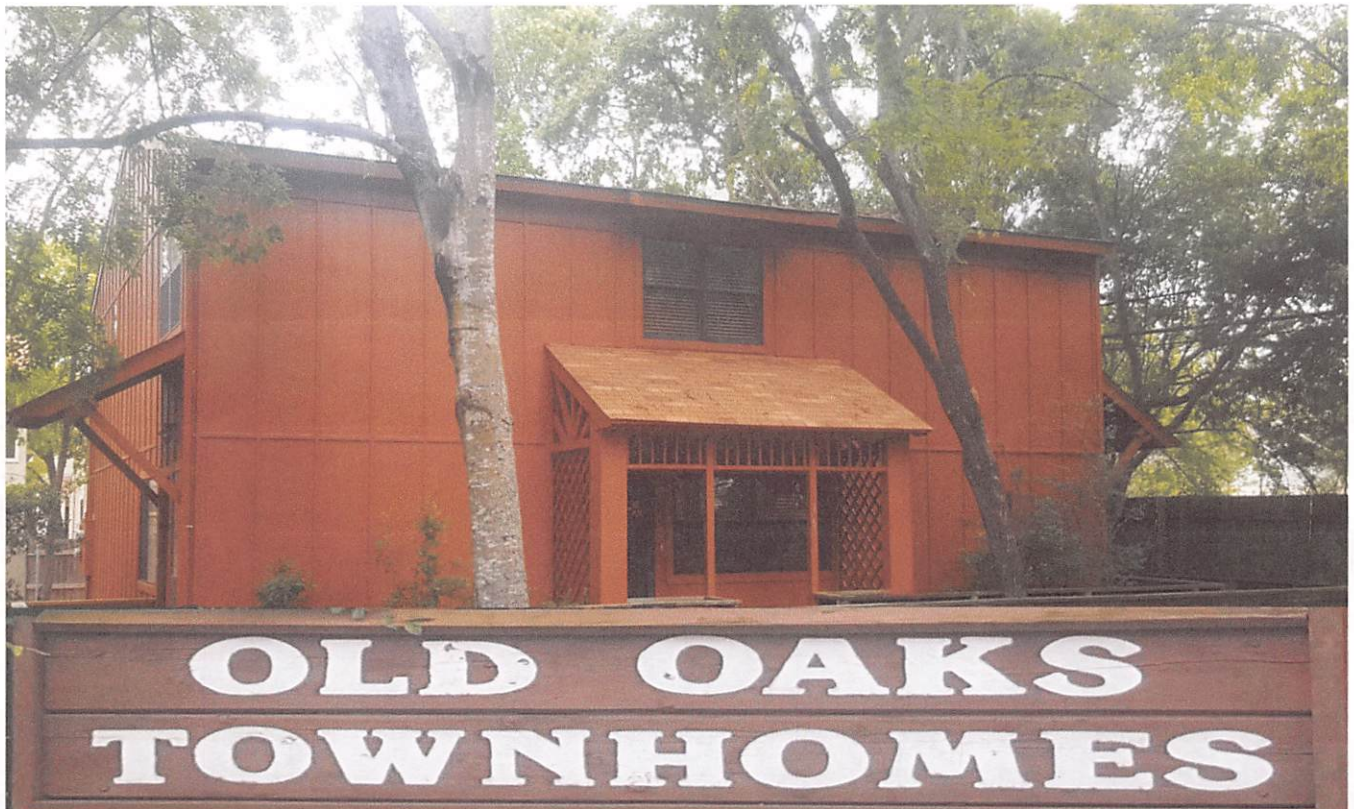


*Old Oaks Townhomes  
Homeowners Association, Inc.  
2022 Annual HOA Meeting*



*Saturday June 4<sup>th</sup>, 2022  
10:00 am @ Beal Properties*

*Beal Properties* \* [www.bealbcshoa.com](http://www.bealbcshoa.com) \* 979-764-2500



**Beal Properties Inc.**

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

The Old Oaks Condominium Owners Association is requesting your attendance at the **2022 Annual Meeting** to be held via Zoom and in the Conference room at Beal Properties, Inc. located at **3363 University Dr. East Suite 215 in Bryan, Texas on Saturday, June 4th, 2022, at 10am.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by **5:00 pm, June 3rd 2022.** You can mail it to Beal Properties, Attention: Toni Myers, or email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com)

**Agenda**

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval previous Annual Meeting minutes.
4. President's Report.
5. Financial review, Delinquent HOA Dues Report, 2022 Budget, Sales Report
6. Old Business
7. Election of Board Members
8. New business.
9. Adjournment

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**2022 Annual Meeting Proxy Statement**

Know all by these present; THAT I, \_\_\_\_\_

Do hereby appoint: \_\_\_\_\_  
or (circle one)

Karen Quattlebaum

Helen Menn

Elizabeth Greig

Joann Bouse

Kathleen Haddick

Matt Solom

As agent for me, and in my name and stead to vote as my Proxy at the 2022 Annual Meeting of the Old Oaks Condominiums Owners Association, Inc., according to the percentage of votes assigned to me, 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 June 4<sup>th</sup>, 2022 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

Old Oaks Condominium Owners Association  
Annual Meeting  
February 19, 2020  
6:10 – 7:00 pm

Attended by the following:

Board Members: Karen Quattlebaum (President), Helen Menn (Vice President), Kathleen Shudell (Secretary), Elizabeth Greig (Board Member)

Homeowners Present: Royce Watson (#32), Mary Bock (#1), Melba Ripple (#11), Joleen O'Dell (#29), Amanda Holland (#23), Liva Bouis (#32)

Proxies Recieved from: Joann Bouse (#28), Doris Jo Engel King (#8), Helen Jennings (#15), Yvaun Olsen (#24),

Total present includes - 9 Homeowners present + 4 proxies = 13 Homeowners represented

BVPM Officers Present: Toni Myers and Stacie Bone

Proof of Notice of Meeting attested to by Toni Myers explaining when she sent out the letter informing owners of meeting/ or availability of Proxy.

Reading of Minutes from 2019 Annual Meeting. Motion to accept – Kathleen Shudell  
2<sup>nd</sup> – Helen Menn. No objections

2019 Financials Review presented by Toni Myers of BVPM.

-Our major expenses for 2019 were

mortgage (26% that is \$21,613.),

insurance (21% that is \$17,769.),

and utilities (14% that is \$11,365.). (This is 61% of our budget – \$50,747.)

-The next largest expense was Lawn/Property Maintenance of 12%, this was due to a large amount of tree maintenance this year.

-The surprise expense last year was a plumbing expense on main water line and replacement of the meter box.

-All checks paid on behalf of OCOA are listed in the Expense Distribution.

-Delinquency Report – 2 units were delinquent. This may be due to a change in online bill paying.

-Reserve account is now \$26,033.45 as of 12-31-19.

-Reviewed proposed budget for 2020 presented by Toni Myers of BVPM.

Expected income is \$82,560 from HOA dues.

Mortgage Expense - expected to remain the same. \$203,095 is still due on the loan as of 2-15-20

Insurance expected to be \$16,153.

Utilities are expected to remain the same at \$11,500.

Lawn Maintenance expected to increase to \$8,000.

1<sup>st</sup> motion to accept the proposed 2020 budget by Helen Menn. Seconded by Karen Quattlebaum. No objections.

Review Sold Properties and Properties For Sale

Insurance Liability Certificate and Evidence of Liability included in papers for residents.

President's Report – by Karen Quattlebaum.

Fire lane was painted last year by the Big Event.

There was a fire at #30, in which the porch lattice was burned but no internal damage to the unit.

Exterior of the Building is Hardie-Plank Siding and helped reduce our fire risk. #30 will rebuild porch with her insurance company.

Please respect your neighbor's with a quiet period at night, and having visitors use visitor parking.

Check your areas for any standing water that causes mosquitoes.

Remember not to use nails on Hardie-Plank siding.

Please tidy your decks.

Grills need to be 10 feet away from the building.

The dog area is near the dumpster area.

The bulky trash area is between the crepe myrtle tree and the dumpster. Please do not put things behind or around the dumpster or else we have to pay for a porter service.

Many trees were trimmed this year, but many more are still in need of trimming and are in the easement.

The easement needs to be free from all decks. Decks in the easement are a fire hazard, and illegal.

Homeowners are responsible for their own back decks.

Our Front porches and boardwalks are in need of repair and we want to eventually switch them to a TREX like composite for easy or no-maintenance in the future.

The Big Event maybe coming this year and they will focus on staining the boardwalks.

Elections – No volunteers requested to join the board. Board members are still active as their term is three years, and they were elected last year.

New Business

-Bouis (#23) family had special requests and concerns to be addressed at a special meeting after the annual meeting, but a summary of the fence behind his unit was relayed. It is a new fence and needs no maintenance, but is required by city ordinance.

-Electrical Conduit was a concern for Joleen O'Dell and the building of 29-32. Toni informed us that Constant Current was out to her building (29-32) and she would talk privately with Joleen after Toni reviewed her notes, to discuss Constant Current's findings.

Old Oaks Condominium Owners Association  
Notes of Meeting on October 29, 2020  
Held at Beal and over Zoom.

Attended by: K. Quattlebaum, H. Menn, M. Solom, K. Shudell and Toni Myers

Financial Report: Cash flow review for June 1, 2020 through September 30, 2020. One Delinquency.

Old Business:

1. Pipe – entering our property from Briar Oaks neighbor – will send a letter to neighbor.
2. Remove foliage in hole behind unit #1 and #2, so it can be inspected leveled and then filled.
3. Drainage Culvert repair requested. Add more clay/rocks behind logs installed by Lawn Stars.
4. Additional bids for French Drains requested. 1<sup>st</sup> bid for \$1,400 submitted by Lawn Stars.
5. Gutter bill of \$1,900 accepted for gutters with leaf guard and 4/5 inch down spouts.
6. Current fixed Loan interest rate is 4.75% until 2022, then will be ARM. Will consider refinancing to a fixed rate in 2022.
7. Constant Current paid \$360.41 for work on conduit outside of building 29-32.
8. Parking Stops to be placed by units #20/23 to keep cars off of the grass.
9. Insurance adjustment for Hail Storm declined.
10. Lawn Stars asked to clear debris next to #17 & Briar Oaks fence. Ridding lawn mower now used behind units #20/21 for faster, better mowing. Pipe clean of debris between #7 and #18.
11. Email to board members (with picture) will confirm which tree to be removed. Current bid from Lawn Stars for tree removal \$350.
12. Owners of #27, 28, 31, 32, to be asked via letter as to their opinion of removing shrubs near their unit, to make yard work easier. Lawn Stars bid of \$600 received.
13. Super Siding finished work on unit #7, declined work on porch roof of #25. Hole in Hardie Plank on unit #27 was closed. Solicit bids to fix porch roof on #25.
14. Owner of # 21 will be informed of the need to cut back decks.
15. Owner of unit #30 requested additional time for repairs. Agreed. Will monitor progress.
16. Removal of boardwalk between #20 and #23 has been completed for free by Thomas Haddick.

New Business

1. Lump sum payment of Insurance bill is authorized to eliminate monthly interest payment.
2. Access to yard near unit #21 will be reopened. Porch on unit #21 will be restored in process.
3. Bids requested for Ramp next to unit #10. Substructure and superstructure to be replaced. Bids to include cost of materials. We are hoping we will be able to afford new composite material.
4. Power washing of Boardwalks will commence on 11-7, with a rented medium pressure washer. Owners of unit #20 and #25 have volunteered to do the work in an effort to save costs.
5. \$300 limit was established for Beal Property Management, with-out board approval.
6. IRS filing date is April 15. Beal will refund \$6.28 in penalty and \$5.38 interest from December 2019 filing. Investigate if board can fill out IRS return in the future to save on accounting bill.
7. Hole in ground next to BTU poll (near #10 and parking lot) will be filled after bid approved.
8. Yard Stars – will be removing leaves behind units 20-28 as needed, per agreement.
9. Monitor BTU Water bill. It showed an increase of 42,000 gallons in August 2020.
10. Some back decks and stairs are in need of repair. These are the responsibility of unit owners.
11. Remind owners, at the annual meeting, some are eligible for homestead property tax exemption.

Old Oaks Condominium Owners Association

March 24, 2021

Board Meeting Notes

6:02 to 8:25

Roll Call: Ms. Myers (Beal) Ms. Quattlebaum (President) Ms. Menn (Vice President) Ms. Shudell (Secretary) Mr. Solom (Board Member)

Beal Financial Report: Cash flow review 1-1-21 to 3-24-21

From 1/1/21 to date - Dues collected \$19,828.10 – expenses \$15,672.70 = Net income of \$4,155.40

Loan was taken out on 10-21-16 for \$235,692 and amount of money still due on loan is \$189,873.

Paid off \$45,819 in 4 years.

**Management Report**

Maintenance Reports – New ability to track requests and their status.

Violations Report – certified letters sent out, will be charged to homeowners.

Delinquency Status on HOA dues: Board approved contacting two owners.

Review Bids – see below.

**Unfinished Business**

**Financial Concerns**

*Insurance* bids (3): Farmers (\$25,060 to \$27,466), Dexter (\$28,000), Current \$18,184

Will keep current contract from December and note rising costs.

*Utility* budget set at \$12,500

Request utility committee to investigate cost saving options and report to board.

*Tax Returns* in Board files. Interest and penalty assessed due to unusual tax return.

**Pipe, Erosion issue, French Drains**

*Pipe*

-Send second notice to originator of pipe under our fence.

-Ask City of Bryan to confirm type of drainage easement in area. Either infrastructure or overland drainage easement.

*Erosion Issue*

-Erosion issue at side of unit #1. Bid needed for additional black fabric to be added with stones added on top. (Request bid from Lawn Stars.)

*French Drains*- 3 bids: Excel, Lawn Stars, TGC. (TGC will correct bid.)

-Particular concerns -French Drain not needed on #1 just an adapter and direct water into drainage area between #1 and Oakwood.

#4 and #6 are straight forward french drains.

#8 and #10 if directed towards the creek will end up in the drainage culvert.

-Beal consult contractors regarding gutter at #8 and #10 and get their opinion.

-Beal will get bids for PVC and buried 2 feet with soil cover.

**Maintenance Work**

-*Power Washing* – Due to lack of water & power near 15, 16, 17 and #30 & #32, board approved Chad's power washing for units 17-22 for \$400. Negotiate for 30/32.

-Board volunteers will finish up the other spots in the complex.

-*Ramp bids* - board will review 3 bids and get back to Beal

-*Access Stairs at unit #21* (2 bids from Capital Constr. Serv. and The Clean Up Crew)

Beal will review scope and get corrected bids. The stairs currently exist & access is needed. Unit #21 porch returned to original condition.

## New Business

### Financial Concerns

- Budget for 2021* – Board will review proposed budget submitted by Beal.
- Accountant Fees* – Request Beal fill out AP-206 with TX comptroller so that we will no longer have to fill out TX Franchise tax form. (Due 6-15-21 this year.) (Articles of Incorporation needed to fill out the form.)
- Review Landscape Maintenance Budget &* Request a landscape committee
  - No more fertilizer authorized
  - Tree Trimming bid requested for diseased tree behind #23
  - Poop bags/station – need poop bags (purchased in December)
  - Reviewed placement of planter boxes

Loan concerns – Renegotiate loan in April 2022. Beal recommended process start January' 22.

Review Costs/Work of Cold weather event ~ \$457.87 + water

- Mr. Fry cut boardwalk at #1/2 -\$50
- The Clean Up Crew covered pipes for 1 hour - \$215
- Twin City Plumbing worked on pipe at 24/25 -\$160
- Reimburse board member for foam/tape - \$32.87
- BTU bill will be higher for water used
- Electric pipe heaters were returned for full refund. (Not used. ~\$195)

### Paper work/maintenance

- Unit #1 and #2 reminded water was shut off and their hot water tank maybe compromised if still plugged in.
- FYI Squirrel died from exposed wires on Suddenlink pole near #14/15. Box still open at #24-28.
- Rules and regulations – Update
  - Grills must be stored 10 feet away from any building.
  - Remove obsolete parking sticker rule.
  - Open container (that mosquitoes can access) are prohibited by City code.
- #21 back deck to be cut back.
- #30 request letter stating owner, or their heirs, are responsible for repairs to porch from fire in 2020.
- Annual Meeting – considering annual letter and packet due to pandemic.
- Request planter map be shared on website.

**Next meeting set for July 21 @ 6 pm**

**Old Oaks Condominium Owners Association**  
**Board Meeting Notes**

**August 19, 2021 @5:40 to 7:30**

Present: Ms. Myers (Beal) Ms. Quattlebaum (President) Ms. Menn (Vice President) Ms. Shudell (Secretary) Mr. Solom (Board Member)

**Approved Minutes from 3-24-21.**

**Beal Financial Report: Cash flow review**

From 4/1/21 to 6/30/21

Dues collected \$21,306.90 – expenses \$13,878.69 = Net income of \$7,428.21

From 7/1/21 to 8/19/21

Dues collected \$13,130.00 + Insurance claim receipt 68,421.71 – Expenses \$ 9,618.55 = Net income of \$71,933.16

Cash in operating account \$92,522.21 + Cash in reserve account \$39,170.95 = Total cash \$131,693.16

Delinquencies – 2, unit #21 and #29 totaling = \$1,993.52

**Violations/Issues Report**

- Unit #30 needs to acknowledge responsibility for porch repairs in writing(Beal will facilitate)
- Unit #16 owner to be contacted regarding grey Dodge Truck in parking lot. If owner of Truck not found, Beal will place a tow sign on vehicle.
- Unit #24 owner has been contacted about A/C issue.
- Board authorized the removal, by volunteers of unit #25, of abandoned door behind unit #5/6.

**Unfinished Business**

**Financial Concerns**

***-Insurance/Hail Claim***

Hail damage confirmed by Grandchamp Roofing and Insurance adjuster approved claim.

Insurance adjuster expected total roof repair to cost \$109,273.47 – depreciated cost \$5,851.76 for replacement Cost of \$103,421.71 minus our deductible of \$35,000, resulted in our insurance company sending us a check for \$68,421.71

-Grandchamp roofing submitted a bid of \$113,500 to complete the work with a 30 year shingle, with free maintenance and caulking for a year.

Grandchamp is willing to accept a down payment of \$68,421.71 and finance a short term loan of \$45,078.29

-Board directed Beal to confirm the terms of our current loan.

-Board directed Beal to investigate new terms for our current loan with additional principal.

-AP-206 Texas Franchise Tax exemption will be filled out and submitted to Texas Comptroller.

-2021 Budget accepted. Board will reconsider lawn maintenance needs in Winter.

-Unit #18 & #19 will be asked to investigate units for internal water leaks.

**Pipe, Erosion Issue & French Drains**

***Pipe***

-Working to confirm type of drainage easement in area near pipe. It is either infrastructure drainage easement or overland flow drainage easement.

***Erosion Issue***

-Board will review bid from Mr. Weedon to mitigate erosion from gutters.

(Beal will resend bid.)

***French Drains-***

-Board has chosen not to pursue French Drains at this time.



### Maintenance Work

#### *Work/Bid requests*

-Beal is starting a new bid process to help clarify work defined by board and this document will be sent to the Board. The purpose of this paper is to help clarify and define projects.

#### *Tree Trimming Needs*

-Brazos Valley Stump & Tree Grinding authorized to remove dead trees behind unit #15 & #23 for \$1,200 + tax.

-Tree needs will be addressed as we move forward with roof replacement.

-*Ramp maintenance* – on hold until after progress on roof replacement.

-*Access to Stairs at unit #21* - on hold until after progress on roof replacement.

### New Business

-Car parking stops around motorcycle parking area are being moved. Board authorized volunteers to apply adhesive to keep it in place.

-Boardwalk boards have been replaced for \$350.

**Next meeting set for October 14<sup>th</sup> 2021 @ 5:30 pm.**

**Old Oaks Condominium Owners Association**

**Board Meeting Notes**

**November 18, 2021 @6:04 to 7:09**

**Present: Ms. Myers (Beal) Ms. Quattlebaum (President)**

**Zoom : Ms. Bouse (Board Member), Ms. Shudell (Secretary), Mr. Solom (Board Member)**

**Zoom via phone after meeting started: Ms. Menn (Vice President)**

**Beal Financial Report:**

**Operating account** Cash Flow Review from 1/1/21 to 11/3/21

Insurance Claim Receipts: \$68,421.71 + Dues collected \$72,945.00 + Late Fees \$30.00 – expenses \$52,751.50 = Net income of \$88,645.21 – Prepayments \$2,250.00 + Beginning balance \$10,628.91 = \$97,024.12 in cash operating account

**Reserve Account Review** as of 9/30/21 is \$40,550.30

**Unfinished Business**

**-Refinance Loan** with Prosperity Bank with additional principle in order to facilitate replacement of our hail-damaged roofs:

*Current Loan: Balance* \$182,564.43 for 126 months (10.5 years) @ 4.75% currently, but is ARM (Annually Rate Adjusted Mortgage).

*Current Monthly Payment:* \$1,801.16

*Refinance option #1*

Add \$30,000 to the balance for a total of \$212,564.43 for 126 months (10.5 years) @4.25% fixed. Monthly payment would be \$2,094.27 (increase of \$293.11 per month)

*Refinance Option #2*

Add \$45,000 to the balance for a total of \$227,564.43 for 180 months (15 years) @ 4.25% fixed. Monthly payment would be \$1,755.42 (decrease of \$45.74 from our current dues owed).

Beal recommended the 15 year option (option 2) but pre-pay more than the expected monthly payment that is due, in order to pay off the loan quicker. A phone call to Mr. Thigpin was placed in order to confirm his understanding that there is no penalties for early repayment. It was relayed that there are no penalties.

The President made a motion to accept the terms of Refinance option #2. Motion was seconded by Mr. Solom. The Board voted unanimously “Aye” to the motion. None of the Board voted “opposed” (4 members of the Board were present for the vote. There are 6 members on the Board. The motion passed with 4 votes and 2 Board members were absent. Ms. Menn had not yet joined the meeting.)

**Roof Replacement**

Beal informed us that Grandchamp's bid is valid until November 15, 2021. It is for the 30-year shingle with the same color as we currently have on the buildings. Their bid also comes with a 10 year warranty on their labor.

Mr. Solom stated he liked the quality of the work done by Grandchamp's in their previous work. The Board requested a second bid from another roofer. Beal will email a second bid to them.

Board members were advised to attempt to make a decision by November 15, 2021, if possible.

## New Business

### Landscape Maintenance

Lawn Stars was informed that the Board did not accept his proposed new higher bid effective for November. He came to the property on November 8, 2021 and performed yard maintenance anyway. The Board directed Beal to seek his bill for this service and discontinue his contract.

Some members of the Board had previously begun work on the new bid form and will email this to the rest of the Board. Until the new bid is approved, Mr. Robert Walker was requested to come to the property in the 1<sup>st</sup> half of the months of December and January to check and clear the drain in front of unit #7 and to the side of unit #18. This will allow the Board time to prepare and finalize a work bid for lawn maintenance.

Beal asked if any of the Board members had any particular company that the Board wanted to get a bid from. One member said she will email something to Beal.

Beal was informed that there is a problem with the boardwalk between unit 21 and 22. Part of the wood has become rotten, and they are requested to look into getting this fixed.

### Insurance Renewal

Our insurance is up for renewal on December 21, 2021.

Beal was requested to request bids about November 19, 2021 just before the Thanksgiving Holiday.

Beal intends to request 3 bids. (From Farmers, Beal & Winn, and SIG)

Any Board member who would like additional companies to bid is welcome to email the information to Beal.

### New Operating Account from Prosperity Bank is to be investigated

Board approved requesting to know what options are available at Prosperity Bank for a new Commercial Bank account for our operating account. Per Beal's recommendation, we hope to make bill paying easier, with less likelihood of error, and have an easier way to review of our operating account, and abide by State Rules governing COA's. If their terms are found to be acceptable, Beal will open the account and may set up an automatic bill pay for BTU's two monthly bills and payment of our loan.

### Drainage Easement

Board and Beal still intend to further investigate the terms of the drainage easement between us and the property on Briar Oaks. We understand that our easement is for one of two uses. The easement is either for an overland water easement or an underground infrastructure drainage easement. We will continue to pursue this investigation.

### Form AP-206

Beal intends to complete this form before our next meeting in March of 2022, and before our next filing date in April of 2022.

Next meeting is scheduled for March 9, 2022 @ 6 pm.

Meeting adjourned at 7:09 pm

## Cash Flow

### Beal Properties

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Date Range: 01/01/2021 to 12/31/2021

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Insurance Claim Receipts	68,421.71	45.32	68,421.71	45.32
Late Fees\NSF Rent	105.00	0.07	105.00	0.07
Homeowners Association Dues	82,462.67	54.61	82,462.67	54.61
<b>Total Operating Income</b>	<b>150,989.38</b>	<b>100.00</b>	<b>150,989.38</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	2,275.34	1.51	2,275.34	1.51
Transfer to Reserves	8,256.00	5.47	8,256.00	5.47
Legal Fees	300.00	0.20	300.00	0.20
Lawn/Property Maintenance	6,624.93	4.39	6,624.93	4.39
Management Fee	5,400.00	3.58	5,400.00	3.58
Mortgage/Note Payment	19,812.76	13.12	19,812.76	13.12
Pest Control	1,428.96	0.95	1,428.96	0.95
Plumbing Expense	280.00	0.19	280.00	0.19
Porter Service	95.00	0.06	95.00	0.06
Professional Fees	360.00	0.24	360.00	0.24
Trash Pick-up	30.00	0.02	30.00	0.02
Utilities	12,485.48	8.27	12,485.48	8.27
<b>Total Operating Expense</b>	<b>57,348.47</b>	<b>37.98</b>	<b>57,348.47</b>	<b>37.98</b>
<b>NOI - Net Operating Income</b>	<b>93,640.91</b>	<b>62.02</b>	<b>93,640.91</b>	<b>62.02</b>
Total Income	150,989.38	100.00	150,989.38	100.00
Total Expense	57,348.47	37.98	57,348.47	37.98
<b>Net Income</b>	<b>93,640.91</b>	<b>62.02</b>	<b>93,640.91</b>	<b>62.02</b>
<b>Other Items</b>				
Prepayments	-995.00		-995.00	
<b>Net Other Items</b>	<b>-995.00</b>		<b>-995.00</b>	
<b>Cash Flow</b>	<b>92,645.91</b>		<b>92,645.91</b>	
Beginning Cash	10,628.91		10,628.91	
Beginning Cash + Cash Flow	103,274.82		103,274.82	
Actual Ending Cash	103,274.82		103,274.82	

## Expense Distribution

Exported On: 08/03/2022 02:09 PM

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>4606 - Certified Letter Charge</b>							
	01/11/2021		Beal Properties	6.90	124277	02/08/2021	Certified Letter Charge for 01/2021
	11/09/2021		Beal Properties	7.33	124860	11/12/2021	Certified Letter Charge for 11/2021
				<b>14.23</b>			
<b>6455 - General Maintenance</b>							
10478	01/07/2021		The Clean Up Crew	87.00	124182	01/07/2021	replaced attached boards on walk way
9186730152	01/08/2021		HD Supply Facilities Maintenance	42.71	124196	01/13/2021	Doggie Bags
10261	01/25/2021	26	The Clean Up Crew	50.00	124228	01/25/2021	
10421	01/25/2021	31	The Clean Up Crew	67.00	124228	01/25/2021	
10446	01/25/2021	26	The Clean Up Crew	157.00	124228	01/25/2021	
10426	02/04/2021		The Clean Up Crew	180.00	124274	02/08/2021	
10574	02/04/2021		The Clean Up Crew	80.00	124274	02/08/2021	
Lowses 859912977	02/18/2021		Beal Properties	195.24	124291	02/18/2021	Purchased winterizing products for Old Oaks (CC)
10583	02/19/2021		The Clean Up Crew	383.00	124295	02/19/2021	Replaced rotten steps on walkways through out the complex.
10613	03/01/2021	25	The Clean Up Crew	215.00	124345	03/08/2021	
12723	03/08/2021		T. Fry Make Ready	50.00	124349	03/09/2021	cut hole in walkway to allow access to water shut off valve
WG29390516	03/18/2021		Kathleen Shudell	7.37	124367	03/24/2021	
WG29388623	03/18/2021		Kathleen Shudell	25.50	124367	03/24/2021	foam pipe insulation, duct tape, faucet cover
Old Oaks 14-22	04/16/2021		Chad's Mobile Wash	450.00	124425	04/16/2021	Pressured washed wooden walkways and railings
2249	08/06/2021		Robert Walker	25.00	124668	08/06/2021	Filled dog stations with poop bags
525	08/06/2021		J Blakeley Construction	359.28	124659	08/06/2021	Board cut instalment on walk way
2303	10/07/2021		Robert Walker	96.48	124778	10/08/2021	Trip charge to service dog station & reattach deck board by unit 18, reinstalled sign on metal pole
				<b>2,470.68</b>			
<b>6471 - Transfer to Reserves</b>							
	01/01/2021		Old Oaks	688.00	124156	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Old Oaks	688.00	124240	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Old Oaks	688.00	124307	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		Old Oaks	688.00	124393	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		Old Oaks	688.00	124450	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		Old Oaks	688.00	124512	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		Old Oaks	688.00	124567	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		Old Oaks	688.00	124635	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		Old Oaks	688.00	124707	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Old Oaks	688.00	124765	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Old Oaks	688.00	124831	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		Old Oaks	688.00	124901	12/02/2021	December 2021 - Transfer to Reserves
				<b>8,266.00</b>			
<b>6473 - Legal Fees</b>							
45572	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
<b>6475 - Lawn/Property Maintenance</b>							
Oldoaks14	01/07/2021		Lawn Stars	920.13	124178	01/07/2021	Monthly Lawn Maintenance
Oldoaks15	02/08/2021		Lawn Stars	514.19	124284	02/08/2021	
oldoaks16	03/08/2021		Lawn Stars	514.19	124340	03/08/2021	Feb lawn care
Oldoaks17	04/06/2021		Lawn Stars	514.19	124410	04/07/2021	Monthly lawn maintenance
OldOaks18	05/07/2021		Lawn Stars	514.19	124477	05/07/2021	Monthly lawn maintenance
oldoaks19	06/09/2021		Lawn Stars	514.19	124543	06/09/2021	Monthly lawn maintenance
OldOaks20	07/06/2021		Lawn Stars	514.19	124595	07/07/2021	Monthly lawn maintenance
Oldoaks21	08/06/2021		Lawn Stars	514.19	124662	08/06/2021	Monthly Lawn Maintenance
Oldoaks22	09/07/2021		Lawn Stars	514.19	124723	09/07/2021	Monthly Lawn Maintenance
Oldoaks23	10/08/2021		Lawn Stars	1,077.09	124802	10/08/2021	Monthly Lawn Maintenance
Oldoaks25	12/14/2021		Lawn Stars	514.19	124933	12/14/2021	Monthly Lawn Maintenance
				<b>6,624.93</b>			
<b>6540 - Management Fee</b>							
	01/03/2021		Beal Properties	450.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	450.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	450.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	450.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	450.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	450.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	450.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	450.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	450.00	124718	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	450.00	124777	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	450.00	124842, 124842, 124844	11/04/2021, 11/04/2021, 11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	450.00	124907	12/02/2021	Management Fee for 12/2021
				<b>5,400.00</b>			
<b>6560 - Mortgage/Note Payment</b>							
	01/01/2021		Prosperity Bank.	1,801.16	124150	01/03/2021	January 2021 - Siding Renovation Loan
	02/01/2021		Prosperity Bank.	1,801.16	124234	02/01/2021	February 2021 - Siding Renovation Loan
	03/01/2021		Prosperity Bank.	1,801.16	124315	03/02/2021	March 2021 - Siding Renovation Loan

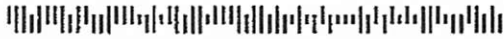
	04/01/2021		Prosperity Bank.	1,801.16	124387	04/01/2021	April 2021 - Siding Renovation Loan
	05/01/2021		Prosperity Bank.	1,801.16	124458	05/03/2021	May 2021 - Siding Renovation Loan
	06/01/2021		Prosperity Bank.	1,801.16	124506	06/02/2021	June 2021 - Siding Renovation Loan
	07/01/2021		Prosperity Bank.	1,801.16	124571	07/02/2021	July 2021 - Siding Renovation Loan
	08/01/2021		Prosperity Bank.	1,801.16	124643	08/02/2021	August 2021 - Siding Renovation Loan
	09/01/2021		Prosperity Bank.	1,801.16	124715	09/02/2021	September 2021 - Siding Renovation Loan
	10/01/2021		Prosperity Bank.	1,801.16	124773	10/01/2021	October 2021 - Siding Renovation Loan
	12/01/2021		Prosperity Bank.	1,801.16	124897	12/02/2021	December 2021 - Siding Renovation Loan
				19,812.76			
<b>6695 - Pest Control</b>							
22868	01/07/2021		Joe Loudat DBA/	119.08	124177	01/07/2021	Monthly Pest Control
23023	02/04/2021		Joe Loudat DBA/	119.08	124271	02/08/2021	
23159	03/01/2021		Joe Loudat DBA/	119.08	124339	03/08/2021	
23300	04/08/2021		Joe Loudat DBA/	119.08	124409	04/07/2021	#21-32 monthly exterior service
23434	05/04/2021		Joe Loudat DBA/	119.08	124475	05/07/2021	Monthly Pest Control
23581	06/03/2021		Joe Loudat DBA/	119.08	124536	06/04/2021	Monthly Pest Control
23720	07/05/2021		Joe Loudat DBA/	119.08	124582	07/06/2021	Monthly Pest Control
23890	08/05/2021		Joe Loudat DBA/	119.08	124660	08/06/2021	monthly exterior service #1-10
24048	09/07/2021		Joe Loudat DBA/	119.08	124722	09/07/2021	Monthly Pest Control
24220	10/08/2021		Joe Loudat DBA/	119.08	124781	10/08/2021	Monthly Pest Control
24379	11/11/2021		Joe Loudat DBA/	119.08	124868	11/12/2021	Monthly Pest Control
24525	12/14/2021		Joe Loudat DBA/	119.08	124932	12/14/2021	Monthly Pest Control
				1,428.96			
<b>6700 - Plumbing Expense</b>							
3220	03/18/2021		Twin City Plumbing LLC	160.00	124368	03/24/2021	
2049470	12/14/2021		Twin City Plumbing LLC	120.00	124937	12/14/2021	Repaired water leak, it was not sewer water
				280.00			
<b>6701 - Porter Service</b>							
2161	04/06/2021		Robert Walker	30.00	124415	04/07/2021	March 25 dog station service
2225	07/05/2021		Robert Walker	20.00	124583	07/06/2021	Refill doggie service poop station
2313	11/08/2021		Robert Walker	45.00	124856	11/08/2021	Monthly Porter Service
				95.00			
<b>6705 - Professional Fees</b>							
210872	10/08/2021		Thompson, Derrig and Craig, P.C.	360.00	124798	10/08/2021	Preparation of Federal Corp Income Tax Return 2020 & 2021 Texas State Corp Franchise Report
<b>6776 - Trash Pick-up</b>							
2112	02/04/2021		Robert Walker	30.00	124273	02/08/2021	
<b>6810 - Utilities</b>							
2062501	01/04/2021		Bryan Texas Utilities	26.98	124168	01/07/2021	
2325148	01/04/2021		Bryan Texas Utilities	959.64	124168	01/07/2021	
2062501	01/13/2021		Bryan Texas Utilities	25.84	124197	01/13/2021	utilities lost check #124062
2325148	01/13/2021		Bryan Texas Utilities	1,089.42	124197	01/13/2021	utilities lost check #124062
2062501	02/04/2021		Bryan Texas Utilities	1.05	124265	02/08/2021	
2325148	02/08/2021		Bryan Texas Utilities	0.00			
2062501	03/01/2021		Bryan Texas Utilities	27.19	124318	03/02/2021	
2325148	03/01/2021		Bryan Texas Utilities	882.40	124318	03/02/2021	
2062501	04/06/2021		Bryan Texas Utilities	25.55	124402	04/07/2021	Utilities - electric
2325148	04/06/2021		Bryan Texas Utilities	815.65	124402	04/07/2021	Utilities - water
2062501	05/04/2021		Bryan Texas Utilities	25.26	124467	05/07/2021	Utilities - electric
2325148	05/04/2021		Bryan Texas Utilities	887.95	124467	05/07/2021	Utilities - water
2325148	06/03/2021		Bryan Texas Utilities	1,097.46	124522	06/04/2021	Utilities - water
2062501	06/03/2021		Bryan Texas Utilities	24.77	124522	06/04/2021	Utilities - electric
2325148	07/05/2021		Bryan Texas Utilities	1,022.06	124581	07/06/2021	utilities - water
2062501	07/05/2021		Bryan Texas Utilities	24.58	124581	07/06/2021	utilities - electrical
2062501	08/03/2021		Bryan Texas Utilities	24.19	124653	08/06/2021	utilities - electric meter 116732
2325148	08/03/2021		Bryan Texas Utilities	998.58	124653	08/06/2021	Utilities water security light/wastewater/solid waste
2325148	09/08/2021		Bryan Texas Utilities	1,337.24	124731	09/08/2021	utilities - water
2062501	09/08/2021		Bryan Texas Utilities	24.58	124731	09/08/2021	utilities - electrical
2325148	10/08/2021		Bryan Texas Utilities	1,048.02	124786	10/08/2021	utilities - water
2062501	10/08/2021		Bryan Texas Utilities	25.45	124786	10/08/2021	utilities - electrical
2062501	11/04/2021		Bryan Texas Utilities	25.93	124847	11/08/2021	utilities - electrical
2325148	11/04/2021		Bryan Texas Utilities	984.98	124847	11/08/2021	utilities - water
2062501	12/07/2021		Bryan Texas Utilities	26.51	124913	12/07/2021	utilities - electrical
2325148	12/07/2021		Bryan Texas Utilities	1,054.20	124913	12/07/2021	utilities - water
				12,485.48			
<b>Total</b>				<b>57,557.94</b>			



# PROSPERITY BANK®

8843 1 AB 0.461  
 OLD OAKS CONDOMINIUM OWNERS ASSOC  
 RESERVE ACCOUNT  
 903 TEXAS AVE S  
 COLLEGE STATION TX 77840-2228

Statement Date 12/31/2021  
 Account No \*\*\*\*7848  
 Page 1 of 2



1

### STATEMENT SUMMARY TX Business Premier Money Market Account No \*\*\*\*7848

12/01/2021	Beginning Balance		\$41,929.77
	2 Deposits/Other Credits	+	\$689.80
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance	31 Days in Statement Period	\$42,619.57
	Total Enclosures		1

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/06/2021	Deposit	\$688.00
12/31/2021	Accr Earning Pymt Added to Account	\$1.80

### 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

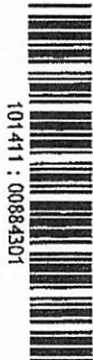
Date	Balance	Date	Balance	Date	Balance
12-01	\$41,929.77	12-06	\$42,617.77	12-31	\$42,619.57

### EARNINGS SUMMARY

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

Interest Paid This Period	\$1.80	Annual Percentage Yield Earned	0.05 %
Interest Paid YTD	\$19.37	Days in Earnings Period	31

9001



101411 : 0084301



## OLD OAKS OWNERS CONDOMINIUM ASSOCIATION

	2021 Budget	2021 Actual	2022 Budget
<b>Income</b>			
HOA Dues	82560	82462.67	82560
Late / Violations		105	
Pre paid Dues		-995	
Insurance reimbursement		68421.71	
<b>Total Income</b>	<b>82560</b>	<b>149994.38</b>	<b>82560</b>
<b>Expenses:</b>			
Porter Service	135	125	125
Lawn Maintenance	8000	6624.93	7000 *
Insurance	19000	18184 *	17679.27
Office / Postage	0	0	1150 loan
Pest Control	1500	1428.96	1500
Plumbing	350	280	350
Utility	12500	12485.48	12500
HOA Management	5400	5400	5400
General Maintenance	2500	2275.34	2500
Legal / Professional	300	660	1000 loan
Electrical	500	0	500
Special Projects	0	0	
Parking Lot	0	0	0
Property Taxes	2.5	0	2.35
Reserve Account	8256	8256	8256 *
Renovation payment	21613.92	19812.76	24071.4 *
<b>Total Expense</b>	<b>80057.42</b>	<b>75532.47</b>	<b>82034.02</b>
<b>Total Difference</b>	<b>2502.58</b>	<b>74461.91</b>	<b>525.98</b>
<b>Reserve Bank Account Balance 12/31/2021</b>		<b>42,169.57</b>	
<b>Balance on Renovation Loan as c 3/17/2022</b>		<b>223,402.00</b>	





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/21/2020

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 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: Kathy Langston	FAX (A/G, No): (979)774-3955
		PHONE (A/G, No, Ext): 979-774-3900	E-MAIL ADDRESS: kathy@serviceinsgroup.com
INSURED	Old Oaks Condominium Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-0000	INSURER(S) AFFORDING COVERAGE	
		INSURER A: Century Surety Company	NAIC #
		INSURER B: Kinsale Insurance Company	
		INSURER C: ACE Fire Underwriters Insurance Company	
		INSURER D:	
		INSURER E:	

**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 SUBR INSR I WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		CCP939409	12/21/2020	12/21/2021	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 - COM/PROP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS		CCP939409	12/21/2020	12/21/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		0100078286-2	12/21/2020	12/21/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Directors & Officers - Defense Costs in addition to limit		ADOTXF146825942-003	12/21/2020	12/21/2021	Aggregate 1,000,000 Each Claim 1,000,000 Deductible Per Claim 500

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

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>	AI 013819
Sample Certificate Only Please contact our agency for details	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: ( ) -

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**Bob Walker**  
 Beal Properties  
 bobw@bealbcs.com  
 Ph  
 Need a REALTOR? What About BOB?



18

**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 06/03/22 at 2:45 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 12/31/2021 to 12/31/2020 Subdivision Code is 'Old Oaks Condos'

**Residential**

**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
20018022	3923 Old Oaks Drive #5	5	2	1/-	NONE	Old Oaks Condos	1978	1,084		\$72.88	\$79,000	\$79,000	\$72.88	04/30/2021	100.00	148
20016183	3923 Old Oaks Drive #26	26	2	1/-	NONE	Old Oaks Condos	1978	1,086		\$76.43	\$83,000	\$80,000	\$73.66	03/26/2021	96.39	175
20017718	3923 Old Oaks Drive #13	13	2	1/-	NONE	Old Oaks Condos	2012	1,070		\$88.69	\$94,900	\$94,000	\$87.85	04/23/2021	99.05	149
<b># LISTINGS:</b>	<b>3</b>	<b>Medians:</b>					1978	1,084		\$76.43	\$83,000	\$80,000	\$73.66		99.05	149
		<b>Minimums:</b>					1978	1,070		\$72.88	\$79,000	\$79,000	\$72.88		96.39	148
		<b>Maximums:</b>					2012	1,086		\$88.69	\$94,900	\$94,000	\$87.85		100.00	175
		<b>Averages:</b>					1989	1,080		\$79.33	\$85,633	\$84,333	\$78.13		98.48	157

**Quick Statistics ( 3 Listings Total )**

	Min	Max	Average	Median
List Price	\$79,000	\$94,900	\$85,633	\$83,000
Sold Price	\$79,000	\$94,000	\$84,333	\$80,000

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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.

## Cash Flow

### Beal Properties

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Date Range: 01/01/2022 to 06/03/2022 (This Year-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	175.00	0.46	175.00	0.46
Homeowners Association Dues	38,070.00	99.54	38,070.00	99.54
<b>Total Operating Income</b>	<b>38,245.00</b>	<b>100.00</b>	<b>38,245.00</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	1,136.64	2.97	1,136.64	2.97
Emergency Water Extraction	866.00	2.26	866.00	2.26
General Maintenance	1,177.96	3.08	1,177.96	3.08
Insurance	17,679.27	46.23	17,679.27	46.23
Transfer to Reserves	3,440.00	8.99	3,440.00	8.99
Legal Fees	750.00	1.96	750.00	1.96
Lawn/Property Maintenance	-209.61	-0.55	-209.61	-0.55
Special Projects	76,160.00	199.14	76,160.00	199.14
Management Fee	2,250.00	5.88	2,250.00	5.88
Misc. Property Expense	91.47	0.24	91.47	0.24
Mortgage/Note Payment	10,294.53	26.92	10,294.53	26.92
Pest Control	595.40	1.56	595.40	1.56
Plumbing Expense	160.00	0.42	160.00	0.42
Porter Service	50.00	0.13	50.00	0.13
Tax Expense	2.35	0.01	2.35	0.01
Utilities	5,278.77	13.80	5,278.77	13.80
<b>Total Operating Expense</b>	<b>119,722.78</b>	<b>313.04</b>	<b>119,722.78</b>	<b>313.04</b>
<b>NOI - Net Operating Income</b>	<b>-81,477.78</b>	<b>-213.04</b>	<b>-81,477.78</b>	<b>-213.04</b>
<b>Total Income</b>	<b>38,245.00</b>	<b>100.00</b>	<b>38,245.00</b>	<b>100.00</b>
<b>Total Expense</b>	<b>119,722.78</b>	<b>313.04</b>	<b>119,722.78</b>	<b>313.04</b>
<b>Net Income</b>	<b>-81,477.78</b>	<b>-213.04</b>	<b>-81,477.78</b>	<b>-213.04</b>
<b>Other Items</b>				
Prepayments	-1,470.00		-1,470.00	
<b>Net Other Items</b>	<b>-1,470.00</b>		<b>-1,470.00</b>	
<b>Cash Flow</b>	<b>-82,947.78</b>		<b>-82,947.78</b>	
<b>Beginning Cash</b>	<b>103,274.82</b>		<b>103,274.82</b>	
<b>Beginning Cash + Cash Flow</b>	<b>20,327.04</b>		<b>20,327.04</b>	
<b>Actual Ending Cash</b>	<b>20,542.04</b>		<b>20,542.04</b>	



# PROSPERITY BANK®

991 1 AV 0.426  
 OLD OAKS CONDOMINIUM OWNERS ASSOCIATION,  
 RESERVE ACCOUNT  
 3363 UNIVERSITY DR E STE 215  
 BRYAN TX 77802-3470

Statement Date 5/31/2022  
 Account No \*\*\*\*7848  
 Page 1 of 2



1

**STATEMENT SUMMARY** TX Business Premier Money Market Account No \*\*\*\*7848

05/01/2022	Beginning Balance		\$45,378.84
	2 Deposits/Other Credits	+	\$689.95
	1 Checks/Other Debits	-	\$200.00
05/31/2022	Ending Balance	31 Days in Statement Period	\$45,868.79
	Total Enclosures		2

**DEPOSITS/OTHER CREDITS**

Date	Description	Amount
05/05/2022	Deposit	\$688.00
05/31/2022	Accr Earning Pymt Added to Account	\$1.95

**OTHER DEBITS**

Date	Description	Amount
05/12/2022	Telephone/Wire Xfer	\$200.00

**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
05-01	\$45,378.84	05-12	\$45,866.84
05-05	\$46,066.84	05-31	\$45,868.79

**EARNINGS SUMMARY**

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

Interest Paid This Period	\$1.95	Annual Percentage Yield Earned	0.05 %
Interest Paid YTD	\$9.22	Days in Earnings Period	31

9001



101421 : 00099101



20





Bob Walker  
 Beal Properties  
 bobw@bealbc.com  
 Ph.  
 Need a REALTOR? What About BOB?



22

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 06/03/22 at 2:40 pm

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 06/03/2022 to 12/31/2021 Status is 'Option Contract' Status Contractual Search Date is 06/03/2022 to 12/05/2021 Status is 'Under Contract' Status Contractual Search Date is 06/03/2022 to 12/05/2021 Subdivision Code is 'Old Oaks Condos'

Residential

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
22004860	3923 Old Oaks Drive #4	4	2	1/-	NONE	Old Oaks Condos	1978	1,084	\$96.86	\$105,000	\$110,000	\$101.48	05/24/2022	104.76	46
# LISTINGS:		1	Medians:				1978	1,084	\$96.86	\$105,000	\$110,000	\$101.48		104.76	46
			Minimums:				1978	1,084	\$96.86	\$105,000	\$110,000	\$101.48		104.76	46
			Maximums:				1978	1,084	\$96.86	\$105,000	\$110,000	\$101.48		104.76	46
			Averages:				1978	1,084	\$96.86	\$105,000	\$110,000	\$101.48		104.76	46

Under Contract Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
22006462	3923 Old Oaks Drive #18	18	2	1/-	NONE	Old Oaks Condos	1978	1,165	\$85.41	\$99,500	14
# LISTINGS:		1	Medians:				1978	1,165	\$85.41	\$99,500	14
			Minimums:				1978	1,165	\$85.41	\$99,500	14
			Maximums:				1978	1,165	\$85.41	\$99,500	14
			Averages:				1978	1,165	\$85.41	\$99,500	14

Quick Statistics ( 2 Listings Total )

	Min	Max	Average	Median
List Price	\$99,500	\$105,000	\$102,250	\$102,250
Sold Price	\$110,000	\$110,000	\$110,000	\$110,000

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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)  
01/25/2022

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): (979)774-3955
		E-MAIL ADDRESS: katelyn@serviceinsgroup.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Kinsale Insurance Co	
INSURED	Old Oaks Condominium Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-0000	INSURER B: United States Liability Insurance Group	25895
		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	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NPP1607906	12/21/2021	12/21/2022	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
								\$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			NPP1607906	12/21/2021	12/21/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DEF <input type="checkbox"/> RETENTION \$			0100078286-3	12/21/2021	12/21/2022	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
	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	\$
B	Directors & Officers			NPP1607906	12/21/2021	12/21/2022	Each Claim Aggregate	1,000,000 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 013819

Sample Certificate Only Please contact our agency for details	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: ( ) -

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# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
01/25/2022

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.

<b>AGENCY</b> Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753 PHONE (A/C, No, Ext): (979)774-3900		<b>COMPANY</b> Safepoint Insurance Co PO Box 292547 Tampa FL 33687- ( ) -	
FAX (A/C, No): (979)774-3955 E-MAIL ADDRESS: katelyn@serviceinsgroup.com			
<b>CODE:</b> AGENCY CUSTOMER ID #: 2215 SUB CODE:			
<b>INSURED</b> Old Oaks Condominium Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-0000		<b>LOAN NUMBER</b>	<b>POLICY NUMBER</b> STCP0001620-01
		<b>EFFECTIVE DATE</b> 12/21/2021	<b>EXPIRATION DATE</b> 12/21/2022
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>			

### PROPERTY INFORMATION

<b>LOCATION/DESCRIPTION</b> 3923 Old Oaks Drive Bryan, TX 77802  32 Total Units
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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; 2% Wind/Hail Deduct.	3,401,247	1,000

### 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 013820

NAME AND ADDRESS  Sample EOP Only Contact Insurance Agency or Detailed Certificate Fax # (979) 774-3955	<input type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 