

*Oakridge Homeowners  
Association, Inc.*



*2021 Annual Meeting  
Information Packet*



# Oakridge Condominiums

**Oakridge Condominiums Owner's Association** requests your virtual attendance at the **2021 Annual Meeting** to be held via Zoom at **Beal Properties Office** on **Tuesday February 9<sup>th</sup>, 2021 @ 6:00 pm**. The annual meeting this year will be held online due to the current pandemic and to ensure that we do not put any of the Owner's at risk.

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 5:00pm February 9<sup>th</sup>, 2021. You can mail the completed proxy (below) to Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com) or fax it to (979) 764-0508.

### Agenda

1. Roll call, owners present and proxies. Determine if quorum ✓
2. Reading and approval of minutes of preceding annual meeting ✓
3. Review of 2020 Completed Projects ✓
4. Financial report. (2020 Financial Report, Delinquencies, 2021 Budget, Sales) ✓
5. Election/Reinstatement of Officers & Directors ✓
6. Old Business ✓
6. New business ✓
7. Adjournment ✓

### 2021 Annual Meeting Proxy Statement

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

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

or

(Circle one)      John Litton              Safia Naqi              Donna West              Steve Browder

As agent for me, and in my name and stead to vote as my Proxy at the 2021 annual meeting of the Oakridge Home 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 9<sup>th</sup>, 2021 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 5:00 pm February 9<sup>th</sup>, 2021.**

You can mail: Beal Properties, 903 S. Texas Ave., College Station, TX 77840,  
Fax: 979-764-0508 or Email: [hoa@bealbcs.com](mailto:hoa@bealbcs.com)



**Beal Properties**  
903 S. Texas Ave  
College Station TX 77845  
979-764-2500

## Oakridge Condominium HOA Meeting January 21, 2020

Minutes of the Oakridge Condominium HOA meeting were recorded by Donna West, secretary/board member.

The meeting was called to order at 6:05pm by John Litton, President  
Quorum was present with four (4) board members present.

Those in attendance were:

John Litton - Unit #10  
Linda Litton - Unit #10  
Vince Marino - Unit #27  
Irene Erion - Unit #8  
Steve Browder - Unit #9  
Bob Roepke – Unit #28  
Donna West – Unit #6  
Stephanie – Unit #23  
Resident – Unit #23  
Shana Childers – Unit 22  
Terry Thigpen – Property Management  
signed Proxy from Burnadette Mares – Unit #1

Motion to dismiss reading of 2019 minutes by John Litton, and seconded by Vince Marino and Bob Roepke.

Completed projects include:

- 1) Nine (9) fences repaired/replaced.
- 2) All fences pressure washed and stained.
- 3) Sign was removed and replaced with Bermuda grass.
- 4) Small live oak planted next to Unit #1.
- 5) Large dead oak tree by dumpster between buildings #1 & #2 was removed.
- 6) Letter to owners specifying two (2) parking spaces per unit was issued with letter showing which spaces were to be marked (from 2018).

Financial report reviewed by Terry Thigpen:

- 1) HOA dues have been collected from all homeowners (no delinquent accounts).
- 2) All expenses have been paid on time.
- 3) Excessive BTU bill (water) to be examined for cause/issue.
- 4) Expenditures not budgeted in 2019 to be assigned to reserve account.

2020 budget was reviewed and approved. There was no motion to increase dues.



**Oakridge  
Condominiums**

**Beal Properties**  
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979-764-2500

New Business:

- 1) Determine cause of excessive BTU bills and correct.
- 2) Work with Oakridge Condominiums #2 to help resolve with dumpster issues and possible fines.
- 3) Complete plumbing repairs to clean out Building #2 and paint. Determine location and mark clean-out for Building #3.
- 4) Fill dirt needed for erosion problem behind electrical blind for Building #2.
- 5) Review current existing Oakridge Occupancy Restriction Bylaws and Declarations as they relate to hotel/transient/partial lease agreements and any new laws. Notify owners of this by-law and/or any changes if they apply.

Motion to adjourn meeting at 6:45pm was made by John Litton and seconded by Bob Roepke.

# Cash Flow

## Beal Properties

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Date Range: 01/01/2020 to 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

| 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>                         |                   |                      |                     |                          |
| Homeowners Association Dues           | 43,202.88         | 40.15                | 43,202.88           | 40.15                    |
| Insurance Reimbursement               | 64,400.00         | 59.85                | 64,400.00           | 59.85                    |
| <b>Total Operating Income</b>         | <b>107,602.88</b> | <b>100.00</b>        | <b>107,602.88</b>   | <b>100.00</b>            |
| <b>Expense</b>                        |                   |                      |                     |                          |
| Electrical Repairs                    | 371.10            | 0.34                 | 371.10              | 0.34                     |
| General Maintenance                   | 466.31            | 0.43                 | 466.31              | 0.43                     |
| Insurance                             | 12,709.99         | 11.81                | 12,709.99           | 11.81                    |
| Transfer to Reserves                  | 4,508.00          | 4.19                 | 4,508.00            | 4.19                     |
| Legal Fees                            | 450.00            | 0.42                 | 450.00              | 0.42                     |
| Lawn/Property Maintenance             | 5,296.18          | 4.92                 | 5,296.18            | 4.92                     |
| Management Fee                        | 4,800.00          | 4.46                 | 4,800.00            | 4.46                     |
| Pest Control                          | 779.40            | 0.72                 | 779.40              | 0.72                     |
| Plumbing Expense                      | 110.00            | 0.10                 | 110.00              | 0.10                     |
| Porter Service                        | 120.00            | 0.11                 | 120.00              | 0.11                     |
| Professional Fees                     | 235.00            | 0.22                 | 235.00              | 0.22                     |
| Property Taxes                        | 2.34              | 0.00                 | 2.34                | 0.00                     |
| Roofing Expense                       | 64,400.00         | 59.85                | 64,400.00           | 59.85                    |
| Utilities                             | 9,589.84          | 8.91                 | 9,589.84            | 8.91                     |
| <b>Total Operating Expense</b>        | <b>103,838.16</b> | <b>96.50</b>         | <b>103,838.16</b>   | <b>96.50</b>             |
| <b>NOI - Net Operating Income</b>     | <b>3,764.72</b>   | <b>3.50</b>          | <b>3,764.72</b>     | <b>3.50</b>              |
| Total Income                          | 107,602.88        | 100.00               | 107,602.88          | 100.00                   |
| Total Expense                         | 103,838.16        | 96.50                | 103,838.16          | 96.50                    |
| <b>Net Income</b>                     | <b>3,764.72</b>   | <b>3.50</b>          | <b>3,764.72</b>     | <b>3.50</b>              |
| <b>Other Items</b>                    |                   |                      |                     |                          |
| Prepayments                           | -965.00           |                      | -965.00             |                          |
| <b>Net Other Items</b>                | <b>-965.00</b>    |                      | <b>-965.00</b>      |                          |
| <b>Cash Flow</b>                      | <b>2,799.72</b>   |                      | <b>2,799.72</b>     |                          |
| Beginning Cash                        | -5,427.03         |                      | -5,427.03           |                          |
| Beginning Cash + Cash Flow            | -2,627.31         |                      | -2,627.31           |                          |
| Actual Ending Cash                    | -2,627.31         |                      | -2,627.31           |                          |

## Expense Distribution

Exported On: 02/09/2021 03:19 PM

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 12/21/2020

| Reference                                 | Bill Date  | Unit | Payee   | Amount    | Check #        | Check Date              | Description   |
|---|------------|------|---|-----------|----------------|-------------------------|---|
| <b>2270 - Clearing-Tenant Deposits</b>    |            |      |   |           |                |                         |   |
|   | 01/28/2020 | #16  | Robert Moore  | 135.00    | 123238         | 02/11/2020              | Robert Moore, Oakridge Condos - #16: Move Out               |
| <b>4600 - Homeowners Association Dues</b> |            |      |   |           |                |                         |   |
| 2101 #4 Barak                             | 10/14/2020 |      | Beal Properties                                     | 213.00    | 123963         | 10/14/2020              | Applied to the wrong account and HOA                        |
| <b>6390 - Electrical Repairs</b>          |            |      |   |           |                |                         |   |
| 8602                                      | 02/25/2020 |      | CC Electric   | 164.74    | 123258         | 02/25/2020              | #21 - Bypassed ballast and installed new LED, new photocell |
| 8672                                      | 04/16/2020 |      | CC Electric   | 206.36    | 123420         | 04/16/2020              | Changed Photocell & bulb power                              |
|   |            |      |   | 371.10    |                |                         |   |
| <b>6455 - General Maintenance</b>         |            |      |   |           |                |                         |   |
| 11775                                     | 02/06/2020 |      | T. Fry Make Ready                                   | 85.41     | 123223         | 02/07/2020              | #23 - reset gate hinges, trimmed gate to prevent            |
| 1973                                      | 02/07/2020 |      | Petty-Faldyn Property Repair LLC                    | 94.25     | 123221         | 02/07/2020              | Installed siding between 2 windows of unit 6&7              |
| i150706                                   | 06/04/2020 | #03* | ACME GLASS INC.                                     | 146.23    | 123597         | 06/04/2020              | Replaced window glass                                       |
| 12194                                     | 08/06/2020 |      | T. Fry Make Ready                                   | 196.65    | 123769         | 08/06/2020              | Reset mailbox that had fallen                               |
| 12329                                     | 09/04/2020 |      | T. Fry Make Ready                                   | 50.00     | 123860         | 09/08/2020              |   |
| 12519                                     | 12/04/2020 | #15  | T. Fry Make Ready                                   | 40.00     | 124098         | 12/04/2020              | REPAIR GATE LATCH   |
|   |            |      |   | 612.54    |                |                         |   |
| <b>6470 - Insurance</b>                   |            |      |   |           |                |                         |   |
| TXH-942979                                | 01/07/2020 |      | IPFS Corporation                                    | 900.50    | 123146         | 01/07/2020              | Monthly Insurance premium                                   |
| TXH-942979                                | 02/05/2020 |      | IPFS Corporation                                    | 900.50    | 123218         | 02/07/2020              | Monthly Insurance premium                                   |
| TXH-942979                                | 03/10/2020 |      | IPFS Corporation                                    | 900.50    | 123327         | 03/10/2020              | Monthly Insurance premium                                   |
| TXH-942979                                | 03/19/2020 |      | IPFS Corporation                                    | 900.50    | 123345         | 03/19/2020              |   |
| txh-942979                                | 05/05/2020 |      | IPFS Corporation                                    | 900.50    | 123490         | 05/06/2020              | insurance   |
| TXH-942979                                | 06/10/2020 |      | IPFS Corporation                                    | 900.50    | 123610         | 06/10/2020              | Insurance Monthly Payment                                   |
| TXH-942979                                | 07/06/2020 |      | IPFS Corporation                                    | 900.50    | 123662         | 07/06/2020              | Monthly Insurance Premium                                   |
| 0001                                      | 09/23/2020 |      | Service Insurance Group                             | 3,229.04  | 123895         | 09/23/2020              | down payment for 2020-2021                                  |
| TXH-A59662                                | 10/06/2020 |      | IPFS Corporation                                    | 992.15    | 123941         | 10/07/2020              |   |
| TXH-A59662                                | 11/10/2020 |      | IPFS Corporation                                    | 992.15    | 124042         | 11/10/2020              |   |
| FIF0101862                                | 12/07/2020 |      | RLI Surety  | 201.00    | 124109         | 12/07/2020              | Fidelity Bond   |
| TXH-A59662                                | 12/07/2020 |      | IPFS Corporation                                    | 992.15    | 124115         | 12/07/2020              | Monthly Insurance payment                                   |
|   |            |      |   | 12,709.99 |                |                         |   |
| <b>6471 - Transfer to Reserves</b>        |            |      |   |           |                |                         |   |
|   | 01/01/2020 |      | Oakridge Owners' Association                        | 350.00    | 123118         | 01/03/2020              | January 2020 - Transfer to Reserves                         |
|   | 02/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123196         | 02/03/2020              | February 2020 - Transfer to Reserves                        |
|   | 03/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123274         | 03/03/2020              | March 2020 - Transfer to Reserves                           |
|   | 04/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123372         | 04/02/2020              | April 2020 - Transfer to Reserves                           |
|   | 05/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123453         | 05/05/2020              | May 2020 - Transfer to Reserves                             |
|   | 06/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123560         | 06/02/2020              | June 2020 - Transfer to Reserves                            |
|   | 07/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123645         | 07/05/2020              | July 2020 - Transfer to Reserves                            |
|   | 08/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123735         | 08/03/2020              | August 2020 - Transfer to Reserves                          |
|   | 09/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123838         | 09/01/2020              | September 2020 - Transfer to Reserves                       |
|   | 10/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123911         | 10/02/2020              | October 2020 - Transfer to Reserves                         |
|   | 11/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 123999         | 11/02/2020              | November 2020 - Transfer to Reserves                        |
|   | 12/01/2020 |      | Oakridge Owners' Association                        | 378.00    | 124072         | 12/01/2020              | December 2020 - Transfer to Reserves                        |
|   |            |      |   | 4,508.00  |                |                         |   |
| <b>6473 - Legal Fees</b>                  |            |      |   |           |                |                         |   |
| 42550                                     | 03/18/2020 |      | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 225.00    | 123341, 123368 | 03/19/2020, 03/19/2020, | legal services  |
| 43851                                     | 12/04/2020 |      | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 225.00    | 124091         | 12/04/2020              |   |
|   |            |      |   | 450.00    |                |                         |   |
| <b>6475 - Lawn/Property Maintenance</b>   |            |      |   |           |                |                         |   |
| 1849                                      | 01/06/2020 |      | Lopez Boyz  | 234.00    | 123141         | 01/07/2020              | lawn maintenance-December                                   |
| 1916                                      | 02/07/2020 |      | Lopez Boyz  | 350.00    | 123220         | 02/07/2020              | Monthly Lawn Service  |
| 2024                                      | 03/06/2020 |      | Lopez Boyz  | 350.00    | 123308         | 03/06/2020              | February Lawn Maintenance                                   |
| 14185                                     | 03/26/2020 |      | Green Rite Lawn Spraying Service                    | 211.09    | 123359         | 03/27/2020              |   |
| 2061                                      | 04/06/2020 |      | Lopez Boyz  | 350.00    | 123405         | 04/06/2020              | monthly lawn service  |
| 2139                                      | 05/06/2020 |      | Lopez Boyz  | 350.00    | 123493         | 05/06/2020              | mow edge weedeat  |
| 2171                                      | 05/06/2020 |      | Lopez Boyz  | 60.00     | 123493         | 05/06/2020              | mow edge weedeat  |
| 2179                                      | 05/06/2020 |      | Lopez Boyz  | 55.00     | 123493         | 05/06/2020              | mow edge weedeat  |
| 2237                                      | 06/04/2020 |      | Lopez Boyz  | 130.00    | 123598         | 06/04/2020              | Cleaned up leaves and branches from hail storm              |
| 2231                                      | 06/04/2020 |      | Lopez Boyz  | 350.00    | 123598         | 06/04/2020              | monthly lawn service  |
| 1953                                      | 07/05/2020 |      | Robert Walker                                       | 60.00     | 123673         | 07/06/2020              | water grass on Barak June 17, 19                            |
| 2325                                      | 07/06/2020 |      | Lopez Boyz  | 350.00    | 123675         | 07/06/2020              | Monthly Lawn Service  |
| 1978                                      | 08/06/2020 |      | Robert Walker                                       | 90.00     | 123773         | 08/06/2020              | Water gras with hose during summer drought                  |
| 2424                                      | 08/07/2020 |      | Lopez Boyz  | 350.00    | 123779         | 08/07/2020              | monthly lawn service  |
| 2000                                      | 09/02/2020 |      | Robert Walker                                       | 135.00    | 123862         | 09/08/2020              |   |
| 2539                                      | 09/08/2020 |      | Lopez Boyz  | 350.00    | 123873         | 09/08/2020              |   |
| 2519                                      | 09/08/2020 |      | Lopez Boyz  | 180.00    | 123873         | 09/08/2020              |   |
| 2635                                      | 10/07/2020 |      | Lopez Boyz  | 350.00    | 123953         | 10/07/2020              | September Monthly Lawn Maintenance                          |
| 2780                                      | 11/06/2020 |      | Lopez Boyz  | 350.00    | 124031         | 11/06/2020              | Mow, edge, weedeat  |
| 2772                                      | 11/06/2020 |      | Lopez Boyz  | 80.00     | 124031         | 11/06/2020              |   |
| 14922                                     | 12/04/2020 |      | Green Rite Lawn Spraying Service                    | 211.09    | 124089         | 12/04/2020              |   |
| 2795                                      | 12/07/2020 |      | Lopez Boyz  | 350.00    | 124108         | 12/07/2020              | Monthly Lawn Maintenance                                    |
|   |            |      |   | 5,296.18  |                |                         |   |



**Homeowner Delinquency (As Of)**

**Properties:** Oakridge Condos - 2101 Barak Bryan, TX 77802

**As of:** 12/31/2020

**Delinquency Note Range:** All Time

**Homeowner Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 20.00

| Unit   | Amount Receivable |
|--|-------------------|
| Oakridge Condos - 2101 Barak Bryan, TX 77802 |                   |
| ●  | 2,240.00          |
| <b>Total</b>                                 | <b>2,240.00</b>   |





OAKRIDGE HOMEOWNERS ASSOCIATION  
 C/O BRAZOS VALLEY PROPERTY MGMT  
 903 TEXAS AVE S  
 COLLEGE STA TX 77840-2228

**Business Statement**

Account Number: [REDACTED]  
 Statement Period:  
 Jan 4, 2021  
 through  
 Jan 31, 2021



**PLATINUM BUSINESS MONEY MARKET**

U.S. Bank National Association

Member FDIC  
 Account Number: [REDACTED]

**Account Summary**

|                                       | # Items |           |                  |                                    |          |
|---------------------------------------|---------|-----------|------------------|------------------------------------|----------|
| Beginning Balance on Jan 4            |         | \$        | 18,558.43        | Annual Percentage Yield Earned     | 0.00938% |
| Customer Deposits                     | 1       |           | 378.00           | Interest Earned this Period        | \$ 0.15  |
| Other Deposits                        | 1       |           | 0.15             | Interest Paid this Year            | \$ 0.15  |
| <b>Ending Balance on Jan 31, 2021</b> |         | <b>\$</b> | <b>18,936.58</b> | Number of Days in Statement Period | 31       |

**Customer Deposits**

| <i>Number</i> | <i>Date</i> | <i>Ref Number</i> | <i>Amount</i> |
|---------------|-------------|-------------------|---------------|
|               | Jan 11      | 8056406110        | 378.00        |

**Total Customer Deposits**      \$      **378.00**

**Other Deposits**

| <i>Date</i> | <i>Description of Transaction</i> | <i>Ref Number</i> | <i>Amount</i> |
|-------------|-----------------------------------|-------------------|---------------|
| Jan 29      | Interest Paid                     | 2900002405        | \$ 0.15       |

**Total Other Deposits**      \$      **0.15**

# OAKRIDGE HOA 2021 BUDGET

|  | 2020 Budget | 2020 Actual | 2021 Budget |                 |
|--|-------------|-------------|-------------|-----------------|
| <b>INCOME:</b>                                   | 45360       | 42237.88    | 47385       | 96%             |
| HOA Dues   |             |             |             |                 |
| Late/Violations                                  |             |             |             | 9 months 150.00 |
| Insurance  |             | 64400       |             | 3 months 135.00 |
| Transfer/Reserves                                |             |             |             |                 |
| <b>TOTAL INCOME:</b>                             | 45360       | 106637.9    | 47385       |                 |
| <b>EXPENSE:</b>                                  |             |             |             |                 |
| Transfer to Reserves                             | 4536        | 4508        | 8232        | 10% + 3645      |
| Roof Repairs                                     | 250         | 64400       | 0           |                 |
| Electrical Repairs                               | 500         | 371.1       | 500         |                 |
| General Maintenance                              | 1500        | 466.31      | 1500        |                 |
| Insurance  | 12250       | 12709.99    | 15000       | **              |
| Lawn Maintenance                                 | 6000        | 5296.18     | 5500        |                 |
| Management Fee                                   | 4800        | 4800        | 4800        |                 |
| Office/Tax Expense                               | 50          | 2.34        | 25          | ✓               |
| Pest Control                                     | 800         | 779.4       | 800         |                 |
| Legal/Professional                               | 600         | 685         | 650         |                 |
| Utilities  | 8500        | 9589.84     | 9600        |                 |
| Plumbing   | 500         | 110         | 250         |                 |
| Fence Repairs                                    | 0           | 0           | 0           |                 |
| Special Projects                                 | 0           | 0           |             |                 |
| Porter Service                                   | 450         | 120         | 150         |                 |
| <b>TOTAL EXPENSE:</b>                            | 40736       | 103838.2    | 47007       |                 |
| <b>NET INCOME:</b>                               | 4624        | 2799.72     | 378         |                 |
| State Farm Reserve Bank Account as of 12/31/2020 |             |             | 18,558.43   |                 |

8232  
 3645  
 -----  
 \$ 11,877  
 15  
 -----  
 \$ 24,000



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
09/08/2020

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 DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| AGENCY<br>Service Insurance Group, Inc.<br>PO Box 5753<br>3840 Corporate Center Dr<br>Bryan TX 77805-5753 |  | PHONE (A/C, No., Ext.): (979)774-3900  |  | COMPANY<br>Century Surety Company                              |  |
| FAX (A/C, No.): (979)774-3955   |  | E-MAIL ADDRESS: kathy@serviceinsgroup.com  |  |  |  |
| CODE: SERI27  |  | SUB CODE:  |  |  |  |
| AGENCY CUSTOMER ID #: 8093  |  | INSURED<br>Oak Ridge Condo Owners Association<br>c/o Beal Properties<br>903 S Texas Ave<br>College Station TX 77840- |  | LOAN NUMBER  |  |
|   |  |  |  | POLICY NUMBER<br>CCP-922068                                    |  |
|   |  |  |  | EFFECTIVE DATE<br>09/19/2020                                   |  |
|   |  |  |  | EXPIRATION DATE<br>09/19/2021                                  |  |
|   |  |  |  | <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED |  |
| THIS REPLACES PRIOR EVIDENCE DATED:   |  |  |  |  |  |

### PROPERTY INFORMATION

LOCATION/DESCRIPTION  
2101 Barak Lane, Units 1-28  
Bryan, Brazos County, TX 77802

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; 80% Coinsurance | 1,869,000           | 1,000**    |
| Boiler & Machinery / Equipment Breakdown (Property Damage) | Included            | 1,000**    |
| Law & Ordinance B - Demolition Cost                        | 10,000              | 1,000**    |
| Law & Ordinance C - Increased Cost of Construction         | 20,000              | 1,000**    |
| **Wind/Hail Deductible per each bldg.                      |                     | 5,000      |

### REMARKS (Including Special Conditions)

REMARKS (Including Special Conditions)

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

### ADDITIONAL INTEREST

|  |                                     |                                 |
|--|-------------------------------------|---------------------------------|
| NAME AND ADDRESS<br>Brazos Valley Property Management/Century 21<br>903 Texas Ave. S.<br>College Station TX 77840- | <input type="checkbox"/> MORTGAGEE  | ADDITIONAL INSURED<br>AI 008590 |
|  | <input type="checkbox"/> LOSS PAYEE |                                 |
|  | LOAN #                              |                                 |
|  | AUTHORIZED REPRESENTATIVE<br>       |                                 |



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 Beal Properties  
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 Need a REALTOR? What About BOB?



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**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 02/09/21 at 4:53 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/09/2021 to 01/11/2020 Status is 'Option Contract' Status Contractual Search Date is 02/09/2021 to 08/13/2020 Status is 'Under Contract' Status Contractual Search Date is 02/09/2021 to 08/13/2020 Street Number Search is 2101 Street Name is like 'barak\*\*'

**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 |
|--------------------|---------------------|----------|------------------|-----------|--------|------------------|--------|-----------|----------|------------|------------|--------------|------------|-------|-----|
| 19018687           | 2101 Barak Lane #16 | 16       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048     | \$109.73 | \$115,000  | \$95,000   | \$90.65      | 01/28/2020 | 82.61 | 48  |
| <b># LISTINGS:</b> |                     | <b>1</b> | <b>Medians:</b>  |           |        |                  | 1980   | 1,048     | \$109.73 | \$115,000  | \$95,000   | \$90.65      |            | 82.61 | 48  |
|                    |                     |          | <b>Minimums:</b> |           |        |                  | 1980   | 1,048     | \$109.73 | \$115,000  | \$95,000   | \$90.65      |            | 82.61 | 48  |
|                    |                     |          | <b>Maximums:</b> |           |        |                  | 1980   | 1,048     | \$109.73 | \$115,000  | \$95,000   | \$90.65      |            | 82.61 | 48  |
|                    |                     |          | <b>Averages:</b> |           |        |                  | 1980   | 1,048     | \$109.73 | \$115,000  | \$95,000   | \$90.65      |            | 82.61 | 48  |

**Under Contract Properties**

| MLS #              | Address             | Unit #   | # Bd             | # F/H Bth | GarCap | Subd Code        | Yr Blt | Apx Ht Ar | LP/SqFt  | List Price | DOM |
|--------------------|---------------------|----------|------------------|-----------|--------|------------------|--------|-----------|----------|------------|-----|
| 21000172           | 2101 Barak Lane #25 | 25       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048     | \$107.82 | \$113,000  | 31  |
| <b># LISTINGS:</b> |                     | <b>1</b> | <b>Medians:</b>  |           |        |                  | 1980   | 1,048     | \$107.82 | \$113,000  | 31  |
|                    |                     |          | <b>Minimums:</b> |           |        |                  | 1980   | 1,048     | \$107.82 | \$113,000  | 31  |
|                    |                     |          | <b>Maximums:</b> |           |        |                  | 1980   | 1,048     | \$107.82 | \$113,000  | 31  |
|                    |                     |          | <b>Averages:</b> |           |        |                  | 1980   | 1,048     | \$107.82 | \$113,000  | 31  |

**Quick Statistics ( 2 Listings Total )**

|            | Min       | Max       | Average   | Median    |
|------------|-----------|-----------|-----------|-----------|
| List Price | \$113,000 | \$115,000 | \$114,000 | \$114,000 |
| Sold Price | \$95,000  | \$95,000  | \$95,000  | \$95,000  |

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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.