

*Plainsman Townhomes
Homeowners Association
Annual Meeting*



*Saturday January 27th, 2018 1:00 pm
3814 Plainsman Lane
Bryan TX 77840*

Plainsman Association



Century 21, Beal Inc.

Brazos Valley Property Management

903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

The Plainsman Association requests your attendance at the 2018 annual meeting to be held at **3814 Plainsman** January 27th 2018 at 1:00pm.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:00pm January 26th 2018. You can mail the completed proxy (below) to Century 21, Beal, 903 Texas Ave. S., College Station, Texas 77840, ATTN: Terry Thigpin or Toni Myers, email to c21hoa@century21bcs.com or fax it to (979) 764-0508.

Agenda

1. Roll Call
2. Proof of meeting announcement
3. Approval of previous annual meeting minutes
4. Financial Reports
 - a. 2017 Financial Reports
 - b. 2018 Budget
 - c. Delinquent Report
5. Sales Report
6. Maintenance issues
7. Election or Reinstatement of Officers and Board
8. Old Business
9. New Business
10. Adjournment

2018 Annual Meeting Proxy Statement

Know All by these Present: That I;

Do hereby appoint:

Erin Bostic

Sandie Light

Sandy Boriski

Century 21, Beal

Or _____ as agent for me, and in my name and stead to vote as my Proxy at the 2018 annual meeting of the Plainsman Association 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 January 27th 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

This proxy must be received by 5:00 pm January 26th 2018.

You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,
Fax: 979-764-0508 or Email: c21hoa@century21bcs.com

Cash Flow

BVP Management, Inc.

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Date Range: 01/01/2017 to 12/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	3,500.00	35.22	3,500.00	35.22
Homeowners Association Dues	6,438.30	64.78	6,438.30	64.78
Total Operating Income	9,938.30	100.00	9,938.30	100.00
Expense				
Bank Fees/Office Expenses	59.33	0.60	59.33	0.60
Insurance	1,265.76	12.74	1,265.76	12.74
Lawn/Property Maintenance	912.72	9.18	912.72	9.18
Management Fee	750.00	7.55	750.00	7.55
Utilities	2,607.16	26.23	2,607.16	26.23
Total Operating Expense	5,594.97	56.30	5,594.97	56.30
NOI - Net Operating Income	4,343.33	43.70	4,343.33	43.70
Total Income	9,938.30	100.00	9,938.30	100.00
Total Expense	5,594.97	56.30	5,594.97	56.30
Net Income	4,343.33	43.70	4,343.33	43.70
Other Items				
Prepayments	330.00		330.00	
Net Other Items	330.00		330.00	
Cash Flow	4,673.33		4,673.33	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	4,673.33		4,673.33	
Actual Ending Cash	4,673.33		4,673.33	

General Ledger

Property	Date	Debit	Credit	Balance	Description
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/06/2017		165.00	-3,647.80	November 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/06/2017		90.00	-3,737.80	November 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017		165.00	-3,902.80	November 2017
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017		67.60	-3,970.40	Insurance
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017		165.00	-4,135.40	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/08/2017		165.00	-4,300.40	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/01/2017		165.00	-4,465.40	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/01/2017		165.00	-4,630.40	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/01/2017		165.00	-4,795.40	December 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/01/2017		165.00	-4,960.40	December 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/01/2017		165.00	-5,125.40	December 2017
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/03/2017		165.00	-5,290.40	December 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		157.90	-5,448.30	November 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		165.00	-5,613.30	December 2017 - HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		20.00	-5,633.30	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		145.00	-5,778.30	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		165.00	-5,943.30	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/05/2017		165.00	-6,108.30	December 2017
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/06/2017		165.00	-6,273.30	Reversed by NSF
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/08/2017		165.00	-6,438.30	HOA Monthly dues
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/11/2017	165.00		-6,273.30	NSF reversal receipt for Reference #3821-11E6
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/13/2017		165.00	-6,438.30	HOA Monthly dues
Net Change				-6,438.30	
		205.00	6,643.30	-6,438.30	
6045 - Bank Fees/Office Expenses					
Starting Balance				0.00	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	10/31/2017	10.00		10.00	Bank Fee
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/30/2017	49.33		59.33	Bank Fee
Net Change				59.33	
		59.33	0.00	59.33	

General Ledger

Property	Date	Debit	Credit	Balance	Description
6470 - Insurance					
Starting Balance				0.00	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	10/17/2017	632.88		632.88	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017	632.88		1,265.76	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/20/2017		632.88	632.88	Over payment, refund back to Plainsman
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/20/2017	632.88		1,265.76	
Net Change				1,265.76	
		1,898.64	632.88	1,265.76	
6475 - Lawn/Property Maintenance					
Starting Balance				0.00	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	10/12/2017	304.24		304.24	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017	304.24		608.48	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/06/2017	304.24		912.72	
Net Change				912.72	
		912.72	0.00	912.72	
6540 - Management Fee					
Starting Balance				0.00	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	10/12/2017	250.00		250.00	Management Fee for 09/2017
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/02/2017	250.00		500.00	Management Fee for 11/2017
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/04/2017	250.00		750.00	Management Fee for 12/2017
Net Change				750.00	
		750.00	0.00	750.00	
6810 - Utilities					
Starting Balance				0.00	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	10/12/2017	794.07		794.07	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	11/07/2017	968.10		1,762.17	
Plainsman Condos - Plainsman Lane Bryan, TX 77802	12/06/2017	844.99		2,607.16	
Net Change				2,607.16	
		2,607.16	0.00	2,607.16	
Total		20,709.03	20,709.03	0.00	



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2017

7586 1 AV 0.373
PLAINSMAN CONDOMINIUMS
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

Page 1 of 3



1

STATEMENT SUMMARY

TX Small Business Check Account No

12/01/2017	Beginning Balance		\$2,410.51
	0 Deposits/Other Credits	+	\$0.00
	0 Checks/Other Debits	-	\$0.00
12/31/2017	Ending Balance	31 Days in Statement Period	\$2,410.51

DAILY ENDING BALANCE

Date	Balance
12-01	\$2,410.51

9001



102361 : 00758601



PLAINSMAN ASSOCIATION 2018 BUDGET

	2017 Budget	2017 Actual	2018 Budget	
Income:				
HOA DUES:		21998.3	23760	
LATE FEES/VIOLATIONS				
Insurance reimbursement		7588.38	8177.4	
Total Income:		29586.68	31937.4	
 Expenses:				
Insurance		8114.15	8177.4 *	
General Maintenance		4146.27	2900	
Legal/Professional Fees		0	150	
Management Fees		750	3000 *	
Lawn Maintenance		3991.41	3650.88 *	
Pest Control		851.67	650	
Plumbing		0	0	
Roofing Repairs		0	0	
Utilities		10932.96	10950 *	
Special Projects		0	0	
Transfer to Reserves		0	2376 *	
Office Expense		59.33	0	
Total Expenses:	0	28845.79	31854.28	164.42 per unit
 Total Difference:		 740.89	 83.12	
 Operating Balance as of 12/31/2017	 4,673.33			
Reserve Account Balance as of 12/31/2017		2410.51		

* 19976.88 / 12 units / 12 months = 138.73 per unit

HOA Delinquency

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 50.00

Unit	Name	Amount Receivable
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No data to display

Total

0.00

Lindsey Niemeyer
 Brazos Valley Property Mgmt.
 lindseyn@century21bcs.com
 Ph:

CMA 1 - Line

Prepared By: Lindsey Niemeyer

Listings as of 01/23/18 at 9:13 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract' Status is 'Sold' Status Contractual Search Date is 01/01/2017+ Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 01/23/2018 to 07/27/2017 Subdivision Code is 'Plainsman Townhomes'

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
17000928	3808 Plainsman Lane		3	2/1	2	Plainsman Townhomes	1973	1,564	\$70.33	\$110,000	\$109,500	\$70.01	03/29/2017	99.55	51
17005175	3820 Plainsman Lane		3	2/1	2	Plainsman Townhomes	1973	1,580	\$91.77	\$145,000	\$121,000	\$76.58	06/26/2017	83.45	82
# LISTINGS:	2	Medians:					1973	1,572	\$81.05	\$127,500	\$115,250	\$73.30		91.50	67
		Minimums:					1973	1,564	\$70.33	\$110,000	\$109,500	\$70.01		83.45	51
		Maximums:					1973	1,580	\$91.77	\$145,000	\$121,000	\$76.58		99.55	82
		Averages:					1973	1,572	\$81.05	\$127,500	\$115,250	\$73.30		91.50	67

Quick Statistics (2 Listings Total)

	Min	Max	Average	Median
List Price	\$110,000	\$145,000	\$127,500	\$127,500
Sold Price	\$109,500	\$121,000	\$115,250	\$115,250

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



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

January 19, 2018

Plainsman Home Owners:

The insurance has been renewed for 2018. The total premium for the year is \$8,177.40. The amount for each Home Owner is \$681.45. This amount will be added to your accounts with your monthly dues. The HOA allows the insurance to be paid in several different ways which are listed below. Please let us know if you have any questions or concerns.

PAYMENT OPTIONS

Onetime payment: \$681.45

Two payments: 1. \$340.73 2. \$340.72

Three payments: \$227.15

11 Monthly payments: \$61.95

1st Insurance payment is due no later than February 10th to avoid late fees.

Toni Myers

HOA Coordinator Assistant

BVP Management Inc.

903 S. Texas Ave

College Station TX 77840

979-764-2500 ext. 158

C21hoa@century21bcs.com

BVP Management 903 S. Texas Avenue College Station, TX 77840
Business (979)764-2500
Fax (979)764-0508



D E X T E R
INSURANCE

Insurance Proposal

A Proposal for:

**Plainsman Condominium Association
3818 Plainsman Lane
Bryan, TX 77802**

Effective:

01/20/18-19

Prepared by:

Dexter & Company Insurance

Prepared by:

Stan E. Jones

This proposal shows the premiums for the general coverages described, but in no way changes or affects any terms, conditions, or exclusions of policies actually issued. Please review this information carefully, as the limits, coverages and extensions of coverage herein are the sole basis of our offer. Coverages requested in your application which are not specified in this indication are not provided.

This proposal is valid for 60 days from date of issue.

Proposal
12/27/2017



INSURED			TERM
Plainsman Condominium Association			01/20/18-19
PROPERTY	LIMIT	DED.	PREMIUM
3806 Plainsman			
Condominiums	\$ 670,000	\$ 1,000	\$ 3,964
Detached Garage	\$ 55,300		
3814 Plainsman			
Condominiums	\$ 330,000	\$ 1,000	\$ 3,023
Detached Garage	\$ 108,500		
Subtotal Property			6,987.00
GENERAL LIABILITY			
General Total Limit (Aggregate)	\$ 2,000,000		Included
Products/Completed Operations	\$ 1,000,000		Included
Each Occurrence	\$ 1,000,000		651.00
Personal Injury/Advertising Injury	\$ 1,000,000		Included
Fire Legal	\$ 100,000		Included
Medical Payments	\$ 5,000		Included
Terrorism			Excluded
Taxes/Fees			536.40
Subtotal Liability			1,190.40
TOTAL			8,177.40

*\$2,500 Wind and Hail Deductible



STATEMENT OF VALUES

DATE (MM/DD/YYYY)
12/13/2017

AGENCY Dexter & Company of Central Texas 4030 State Highway 6 South Suite 101 College Station TX 77845		CARRIER Northfield Insurance Company NAIC CODE: 27987		PAGE OF	
		INSURED / APPLICANT Plainsman Condominium Association, DBA:		POLICY NUMBER WS294771	
		HEADQUARTERS ADDRESS 3818 Plainsman Lane Bryan TX 77802		EFFECTIVE DATE 01/20/2018	
CONTACT NAME: Karla Dreier-Gligoor		PHONE (A/C, No, Ext): (979) 764-8444		COINS % <input type="checkbox"/> 80% <input checked="" type="checkbox"/> 90% <input type="checkbox"/> 100%	
FAX (A/C, No): (979) 694-7603		E-MAIL ADDRESS: kdreier@dextercompany.com		APPLICABLE CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPECIAL <input checked="" type="checkbox"/> Special Excluding Theft	
CODE: SUBCODE:		<input type="checkbox"/> EARTHQUAKE COV <input type="checkbox"/> FLOOD <input type="checkbox"/> SPRINKLER LEAKAGE EXCL <input type="checkbox"/> VANDALISM EXCL		<input type="checkbox"/> SPECIFIC AVERAGE RATE REQUESTED <input type="checkbox"/> BLANKET RATE REQUESTED	
AGENCY CUSTOMER ID: 00003097					

APPLICABLE FORM NUMBERS (Attach completed forms and endorsements that require completion to provide necessary information affecting rates or loss costs)

CLASS CODE	LOC #	BLDG #	DESCRIPTION OF PROPERTY ADDRESS OF PROPERTY	VALUATION	SUBJECT	100% VALUES	RATE OR LOSS COST	PREMIUM
	1	1	Condominiums 3806 Plainsman Ln #12 Bryan TX 77802	RC	B	670,000		
	1	2	garages 3806 Plainsman Ln #12 Bryan TX 77802	RC	B	55,300		
	2	1	Condominiums 3814 Plainsman Ln #28 Bryan TX 77802	RC	B	330,000		
	2	2	Garages 3814 Plainsman Ln #28 Bryan TX 77802	RC	B	108,500		
TOTAL						\$ 1,163,800	N/A	\$

SIGNATURE

ALL VALUES AND LOCATION INFORMATION ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

INSURED'S SIGNATURE <i>Terry Thiggin</i>	TITLE Property Manager	DATE Jan 3, 2018
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ADDITIONAL PREMISES INFORMATION

PREMISES #: 1		STREET ADDRESS: 3806 Plainsman Ln #12							
BUILDING #: 2		BLDG DESCRIPTION: garages							
SUBJECT OF INSURANCE	AMOUNT	COINS %	VALU-ATION	CAUSES OF LOSS	INFLATION GUARD %	DED	DED TYPE	BLKT #	FORMS AND CONDITIONS TO APPLY
Building	55,300	90	RC	Special form		1,000	FL		
Building	55,300		RC	Wind-Hail Direct		2,500	FL		

ADDITIONAL INFORMATION BUSINESS INCOME / EXTRA EXPENSE - Attach ACORD 810 VALUE REPORTING INFORMATION - Attach ACORD 811

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION

SPOILAGE COVERAGE (Y/N) <input type="checkbox"/>	DESCRIPTION OF PROPERTY COVERED	LIMIT \$	REFRIG MAINT AGREEMENT (Y/N) <input type="checkbox"/>	OPTIONS <input type="checkbox"/> BREAKDOWN OR CONTAMINATION <input type="checkbox"/> POWER OUTAGE <input type="checkbox"/> SELLING PRICE
		DEDUCTIBLE \$		

SINKHOLE COVERAGE (Required in Florida)	ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$
MINE SUBSIDENCE COVERAGE (Required in IL, IN, KY and WV)	ACCEPT COVERAGE	REJECT COVERAGE	LIMIT: \$

PROPERTY HAS BEEN DESIGNATED AN HISTORICAL LANDMARK # OF OPEN SIDES ON STRUCTURE: _____

CONSTRUCTION TYPE Frame	DISTANCE TO HYDRANT FT	FIRE STAT MI	FIRE DISTRICT	CODE NUMBER	PROT CL 2	# STORIES	# BASMTS	YR BUILT 1973	TOTAL AREA 1580
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BUILDING IMPROVEMENTS	BLDG CODE GRADE	TAX CODE	ROOF TYPE Metal	OTHER OCCUPANCIES
<input type="checkbox"/> WIRING, YR: <input type="checkbox"/> PLUMBING, YR:	WIND CLASS	SEMI- RESISTIVE	HEATING SOURCE INCL WOODBURNING STOVE OR FIREPLACE INSERT	DATE INSTALLED: _____
<input type="checkbox"/> ROOFING, YR: <input type="checkbox"/> HEATING, YR:	RESISTIVE		MANUFACTURER:	
<input type="checkbox"/> OTHER, YR:				

PRIMARY HEAT <input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/>	SECONDARY HEAT <input type="checkbox"/> BOILER <input type="checkbox"/> SOLID FUEL <input type="checkbox"/>
IF BOILER IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N	IF BOILER IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> Y/N

RIGHT EXPOSURE & DISTANCE	LEFT EXPOSURE & DISTANCE	FRONT EXPOSURE & DISTANCE	REAR EXPOSURE & DISTANCE
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BURGLAR ALARM TYPE	CERTIFICATE #	EXPIRATION DATE	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
			WITH KEYS

BURGLAR ALARM INSTALLED AND SERVICED BY	EXTENT	GRADE	# GUARDS / WATCHMEN	CLOCK HOURLY
---	--------	-------	---------------------	--------------

PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2 / Chemical Systems)	% SPRNK	FIRE ALARM MANUFACTURER	CENTRAL STATION <input type="checkbox"/> LOCAL GONG <input type="checkbox"/>
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ADDITIONAL INTEREST ACORD 45 attached for additional names

INTEREST <input type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE	NAME AND ADDRESS RANK: _____ EVIDENCE: _____ CERTIFICATE _____	INTEREST IN ITEM NUMBER LOCATION: _____ BUILDING: _____ ITEM CLASS: _____ ITEM: _____ ITEM DESCRIPTION _____
	REFERENCE / LOAN #: _____	

REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)



COMMERCIAL GENERAL LIABILITY SECTION

DATE (MM/DD/YYYY)
12/13/2017

AGENCY Dexter & Company of Central Texas		CARRIER Northfield Insurance Company		NAIC CODE 27987
POLICY NUMBER WS294771	EFFECTIVE DATE 01/20/2018	APPLICANT / FIRST NAMED INSURED Plainsman Condominium Association, DBA: Plainsman Condominium Association		

IMPORTANT - If CLAIMS MADE is checked in the COVERAGE / LIMITS section below, this is an application for a claims-made policy. Read all provisions of the policy carefully.

COVERAGES		LIMITS		PREMIUMS	
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	GENERAL AGGREGATE \$ 2,000,000	LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> LOCATION		PREMISES/OPERATIONS	
<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCURRENCE		<input type="checkbox"/> PROJECT <input type="checkbox"/> OTHER:			
OWNER'S & CONTRACTOR'S PROTECTIVE	PRODUCTS & COMPLETED OPERATIONS AGGREGATE \$ 1,000,000			PRODUCTS	
DEDUCTIBLES	PERSONAL & ADVERTISING INJURY \$ 1,000,000			OTHER	
<input type="checkbox"/> PROPERTY DAMAGE \$	EACH OCCURRENCE \$ 1,000,000				
<input type="checkbox"/> BODILY INJURY \$	DAMAGE TO RENTED PREMISES (each occurrence) \$ 100,000				
<input type="checkbox"/> PER CLAIM PER OCCURRENCE	MEDICAL EXPENSE (Any one person) \$ 5,000			TOTAL	
	EMPLOYEE BENEFITS \$				
	\$				

OTHER COVERAGES, RESTRICTIONS AND/OR ENDORSEMENTS (For hired/non-owned auto coverages attach the applicable state Business Auto Section, ACORD 137)

APPLICABLE ONLY IN WISCONSIN: IF NON-OWNED ONLY AUTO COVERAGE IS TO BE PROVIDED UNDER THE POLICY:

1. UM / UIM COVERAGE IS IS NOT AVAILABLE. 2. MEDICAL PAYMENTS COVERAGE IS IS NOT AVAILABLE.

SCHEDULE OF HAZARDS (ACORD 211, Schedule of Hazards, may be attached if more space is required)

LOC #	HAZ #	CLASS CODE	PREMIUM BASIS	EXPOSURE	TERR	RATE		PREMIUM	
						PREM / OPS	PRODUCTS	PREM / OPS	PRODUCTS
1		62003	U	4					
CLASSIFICATION DESCRIPTION Condo Association									
2		62003	U	8					
CLASSIFICATION DESCRIPTION Condo Association									
CLASSIFICATION DESCRIPTION									
RATING AND PREMIUM BASIS (P) PAYROLL - PER \$1,000/PAY (C) TOTAL COST - PER \$1,000/COST (U) UNIT - PER UNIT (S) GROSS SALES - PER \$1,000/SALES (A) AREA - PER 1,000/SQ FT (M) ADMISSIONS - PER 1,000/ADM (T) OTHER									

CLAIMS MADE (Explain all "Yes" responses)

EXPLAIN ALL "YES" RESPONSES	Y / N
1. PROPOSED RETROACTIVE DATE:	
2. ENTRY DATE INTO UNINTERRUPTED CLAIMS MADE COVERAGE:	
3. HAS ANY PRODUCT, WORK, ACCIDENT, OR LOCATION BEEN EXCLUDED, UNINSURED OR SELF-INSURED FROM ANY PREVIOUS COVERAGE?	
4. WAS TAIL COVERAGE PURCHASED UNDER ANY PREVIOUS POLICY?	

EMPLOYEE BENEFITS LIABILITY

1. DEDUCTIBLE PER CLAIM: \$	3. NUMBER OF EMPLOYEES COVERED BY EMPLOYEE BENEFITS PLANS:
2. NUMBER OF EMPLOYEES:	4. RETROACTIVE DATE: