

*Oakwood Townhomes
Homeowners Association, Inc.
2019 Annual Meeting*



*Saturday January 19th 10am
BVP Management Office*

**903 S Texas Ave. College Station TX *www.e216cshoa.com * 979-764-2500*



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

Oakwood Townhome Condos Owners Association requests your attendance at the 2019 Annual Meeting to be held at **BVP Management, Inc Office, 903 S. Texas Ave, College Station, Tx.77840, on Saturday, January 19, 2019 at 10:00 am.**

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 5:30 pm, January 18, 2019. You can mail the completed proxy (below) to BVP Management, Inc, 903 Texas Ave. S., College Station, Texas 77840, and Attention: 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 & introduction of HOA Board and Homeowners
3. Review & approval of minutes of 2018 Annual Meeting
4. President's 2018 Report
5. Financial report (2018)
 - a. 2018 Financial report review
 - b. Delinquent Dues, 2018 Sales Report
 - c. 2019 Budget
6. Maintenance Issues, Creek Erosion, Drainage, Decks and Fence Issues.
7. Oakwood HOA issues with Bulk Trash & Dumpster Use
8. Election or reinstatement of Officers and Board
9. Old Business
10. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: (circle one) Eva Goodman Stephanie Garner Rita Pouliotte Jim Jamerson

As agent for me, and in my name and stead to vote as my Proxy at the 2019 annual meeting of the Oakwood Townhome Condos 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 January 19, 2019 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

January 30th, 2018 Meeting

Members present

Jason Barfknecht, PhD, PE - Public Utilities Director

Robert Willis – Streets and Drainage

Terry Thigpen

Sam Vernon

Discussion items

1. This segment of creek is in the Freese & Nichols study area.
2. Oakwood plat shows a 40' drainage easement split along the back line. Adjacent plat did not dedicate an easement.
3. City would like access to the creek.
4. City realizes that there is a lot of water that comes under Carters Creek and sections of the creek/drainage easement is too narrow to maintain.

City's request

1. Delineate drainage area and calculate flow.
2. Design a cross section that will convey the flow.
3. Meet with City to discuss findings.
4. Conduct boundary survey that will tie in the centerline of the creek to the rear boundary line.

PROS

- City may participate up to 50% of construction and engineering.
- Depending upon the working of the election ballot, any savings may be used to add handrails or additional landscaping.
- City will maintain the wall and drainage easement.
- City will provide inspection services.
- Possible regain some property behind the units
- Possibly less liability on Oakwood HOA for SWPPP or other environmental issues

CONS

- Additional time
- May only want to construct gabion baskets; any upgrades may be the responsibility of the HOA. Example: City is willing to pay half of the cost. Gravity wall is \$300k. Gabion wall is \$250k. City would pay \$125k so HOA will have to pay \$175k for their half plus upgrade.
- HOA will have to dedicate 10' of easement.
- Most probably have to be bid out as a capital project – We pay the city.
- May want to improve both sides of the channel.

Oakwood Townhomes Board Meeting 02/13/18

The meeting was called to order at 5:40 pm. Eva Goodman, Rita Pouliotte , Stephanie Garner, Terry Thigpen and Sam Vernon were in attendance.

Sam Vernon reviewed the meeting he, Jayson Barfknecht, Public Utilities Director, Robert Willis, Streets and Drainage and Terry Thigpen had with the city concerning the erosion issue. It seems the city did not realize that they did not have an adequate channel for drainage from the box culvert at the street. They are looking into an adequate channel, possibly contributing to the building out the bank and building the wall. The pros and cons of involving the city were discussed. The Board decided to go ahead and pursue the possible contribution from the city. While we are waiting on the city, we will go ahead and address the drainage issue in the corner of 4507 and 4513 and replace the roofs. Sam will be able to get bids on corner project hopefully by the middle of March.

The 2018 Financial Report was reviewed. The timing of taking out the loan was discussed. Terry will talk to the bank about our options.

No new business.

The meeting was adjourned at 6:45 pm.

Oakwood Townhomes Board Meeting 05/2/18

The meeting was called to order at 5:30pm. Eva Goodman, Rita Pouliotte, Stephanie Garner, Terry Thigpen and Tim Wolff were in attendance.

Minutes from 2/13/18 were read and approved by the Board.

Erosion update: Tim Wolff spoke with the city and the assistance the city offered did not benefit the HOA. The board will proceed with the original plan.

Tim Wolff will speak to the city at our request about whether the city could do something to prevent neighborhood run off that comes through the driveway as well as ask if they would clear more of the creek as their regular maintenance.

Financial report year to date: The financials were reviewed.

Old Business: Roofs have been replaced. Part 1 of the erosion issue has been completed.

New Business: No new business.

The meeting was adjourned at 6:55pm.

Oakwood Townhomes Board Meeting 06/11/18

The meeting was called to order at 5:30pm. Eva Goodman, Rita Pouliotte, Stephanie Garner, Terry Thigpen, Angela Windham, Jim Jameson were in attendance.

Minutes from 5/2/18 were read and approved by the Board.

Financial report year to date: The financials were reviewed.

Old Business: The timeline for the wall as sent by Tim Wolff was reviewed.

New Business: The loan was discussed. Because of the construction delay, we need to either cash out the loan we have and put in a Money Market account and the bank would pay out of the account or reapply for a loan at a higher interest rate.

Eva Goodman made the motion to cash out the loan and put it in a Money Market account. Stephanie Garner seconded the motion. There was no further discussion. The motion passed (3/3).

Terry will speak with the bank about the interest rate on the Money Market account.

The trash area continues to be an issue. Terry will speak to the city about dumpster options and perhaps a replacement for the broken lid.

Many of our parking places are no longer marked. We discussed having them painted. Terry will look into it.

Future Maintenance Items Discussed:

1. seeding grass where needed when doing green space along creek.
2. Screws to fix fence 4509
3. Touch up paint on siding and doors

The meeting was adjourned at 6:26 pm.

Oakwood Townhomes Board Meeting 09/09/18

The meeting was called to order at 5:18pm. Eva Goodman, Stephanie Garner, Terry Thigpen, Angela Windham, Jim Jameson and Tim Wolff were in attendance.

Minutes from 6/11/18 were read and approved by the Board.

Financial report year to date: The financials were reviewed.

Old Business:

Tim Wolff reviewed the erosion repair proposal. Details of the materials, deck removal and design were discussed. Start date for brush/decks will be later this month. Wall construction will start in October.

Erosion Loan figures were updated.

Letters concerning decks that will be torn down and replaced will be drafted with the advice of a lawyer. The plat survey will be consulted to determine the easement that will be re-established after the wall.

Future Maintenance Items Discussed:

1. Seeding grass where needed when doing green space along creek.
2. Screws to fix fence 4509
3. Touch up paint on siding and doors

Follow Up Items

1. Review Parking Lot re-stripe
2. HOA dues increase
3. Terry find a better interest rate for Reserve Account ASAP

The meeting was adjourned at 6:15 pm.

Board Meeting Minutes
12/19/18

Attendees: Jim Jamison, Rita Pouliotte, Eva Goodman, Terry Thigpin.
The meeting was called to order at 5:34pm.

Minutes from 10/4/18 were reviewed and accepted (motion-Eva Goodman, second-Stephanie Garner)

Action items below from the 10/4/18 meeting were completed and reviewed.

1. Annual Meeting set for January 19, 2019 (tentative)
2. Property management sent letters to owners whose decks need to be removed
3. Tim Wolff and Contractor identified decks to be removed for access.
4. Work Start date set (Tim and Terry)
5. Terry spoke with the owner of 4507- 3 to determine addition downspouts and extensions
6. Terry contacted owners of decks that encroach on future access to property maintenance along the creek (at their expense).
7. Gutters cleaned and aligned on 4505 – 4507 where needed to prevent overflow issues (especially at sites 4 &7) (cleaned twice)
8. Terry uploaded monthly bank statements and financial report on the Board's portal.
9. Terry discussed money market options with Mr. Beal
10. Bldg 4509 fence repair was completed.

Financials were reviewed. Terry met with the bank to discuss moving the reserve monies to an interest bearing account. The money cannot be moved until the construction is completed per the bank.

Annual Meeting tentatively set for January 19, 2019

Erosion Update

The decks will be removed and modified on 12/26/18 to create access for the equipment. Adjustments will be made so that tenants can exit the back of their units.

The estimated time of completion of the project is the end of January.

Loan Repayment: We are paying an extra \$500 per month to pay off the loan early, saving \$100,000 over the life of the loan.

Gutters

The gutters were cleaned property wide. They were re-aligned to allow for proper drainage on 4505 and 4507.

Porter Service

Porter Service was discussed and will be reviewed at a later date.

Maintenance

Discussed the need to have the property walked once a month. Management will walk it once a month with a board member to note building repair needs.

Trees

The trees along the road need to be trimmed. There are power lines in the branches. Management will contact the city.

HOA Dues

Motion: February 1st, HOA dues will increase \$50 month (motion-Jim Jamison, second-Stephanie Garner). HOA board voted to increase the HOA dues 50.00 a month to service the bank loan obtained for the replacement of the roofs, drainage issues between 4509 & 4513 and to build a retaining wall along the creek behind buildings 4505 & 4507, which should be completed by January 31, 2019, weather permitting. This was approved by the owners in the fall of 2017 by vote. HOA board was trying to wait until everything was completed before they raised the dues.

Action items:

1. Management will send out letters regarding the dues increase by Jan. 1
2. Toni will post resident letters on unit doors reminding owners/residents trash around the dumpster is intolerable, disposal of construction materials responsibility of owners not HOA, Rules & Regs posted at mailboxes must be obeyed, noise after 10 PM, etc. Repeat postings will happen as needed for the benefit of new residents.
3. Terry will have the city check the water meter to make sure it is working correctly.
4. Management company will call the city about the trees that need to be trimmed around the electric lines.
5. Management will set up monthly walk throughs
6. Bids to paint 4513 will be obtained.
7. Bids to replace and modify the decks after the project is complete will be obtained.

Meeting was adjourned at 7:40PM

Cash Flow

BVP Management, Inc.

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Date Range: 01/01/2018 to 12/31/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	70.00	0.06	70.00	0.06
Homeowners Association Dues	114,215.67	99.94	114,215.67	99.94
Total Operating Income	114,285.67	100.00	114,285.67	100.00
Expense				
Electrical Repairs	1,084.11	0.95	1,084.11	0.95
General Maintenance	3,734.99	3.27	3,734.99	3.27
Insurance	18,564.03	16.24	18,564.03	16.24
Transfer to Reserves	12,000.00	10.50	12,000.00	10.50
Legal Fees	489.17	0.43	489.17	0.43
Lawn/Property Maintenance	7,470.21	6.54	7,470.21	6.54
Special Projects	8,848.69	7.74	8,848.69	7.74
Management Fee	6,000.00	5.25	6,000.00	5.25
Mortgage/Note Payment	21,901.45	19.16	21,901.45	19.16
Office Expenses	71.45	0.06	71.45	0.06
Pest Control	1,353.13	1.18	1,353.13	1.18
Plumbing Expense	1,208.07	1.06	1,208.07	1.06
Porter Service	3,193.09	2.79	3,193.09	2.79
Professional Fees	230.00	0.20	230.00	0.20
Tax Expense	61.51	0.05	61.51	0.05
Utilities	39,863.50	34.88	39,863.50	34.88
Total Operating Expense	126,073.40	110.31	126,073.40	110.31
NOI - Net Operating Income	-11,787.73	-10.31	-11,787.73	-10.31
Total Income	114,285.67	100.00	114,285.67	100.00
Total Expense	126,073.40	110.31	126,073.40	110.31
Net Income	-11,787.73	-10.31	-11,787.73	-10.31
Other Items				
Prepayments	-1,763.00		-1,763.00	
Net Other Items	-1,763.00		-1,763.00	
Cash Flow	-13,550.73		-13,550.73	
Beginning Cash	10,395.51		10,395.51	
Beginning Cash + Cash Flow	-3,155.22		-3,155.22	
Actual Ending Cash	-3,155.22		-3,155.22	

Expense Distribution

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6390 - Electrical Repairs											
11238	03/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Constant Current Electric	2200	81.19	0.00	121000	03/07/2018	utility lighting 4517 #3
11282	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Constant Current Electric	2200	766.26	0.00	121106	04/05/2018	Rewired fixtures to accommodate LED lamps (3)
11597	12/07/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Constant Current Electric	2200	236.66	0.00	121886	12/07/2018	Building #1/ Rewired fixture to accommodate LED lamps
							1,084.11	0.00			
6455 - General Maintenance											
11935	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	45.00	0.00	120828	01/08/2018	weatherizing
74002	05/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Asure Carpet Cleaning	2200	232.74	0.00	121223	05/09/2018	4505#4/ water extraction from outside water valve broke
74004	05/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Asure Carpet Cleaning	2200	205.68	0.00	121223	05/09/2018	4505#2-water extraction from outside water valve broke
74003	05/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Asure Carpet Cleaning	2200	434.62	0.00	121223	05/09/2018	4505#3/ water extraction from outside water valve broke
9290	05/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	81.19	0.00	121242	05/21/2018	4507#1/ Replaced missing gutter piece
9286	05/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	277.12	0.00	121242	05/21/2018	4511#2/ Replaced damage siding
9260	05/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	105.00	0.00	121242	05/21/2018	Painted boards replaced by roofers
9292	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	64.95	0.00	121302	06/06/2018	4507#3 - Removed patio
9278	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	208.00	0.00	121302	06/06/2018	4515#5/ removed vines from

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
9975	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	T. Fry Make Ready	2200	52.57	0.00	121423	07/05/2018	exterior back wall 4517#3/ caulked windows
9337	07/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	92.01	0.00	121430	07/09/2018	4511#1/ Stucco repair
9343	07/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	43.30	0.00	121430	07/09/2018	4515#1/ caulked window
1334	08/17/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Petty-Faldyn Property Repair LLC	2200	264.00	0.00	121548	08/17/2018	Repaired fence 4513 #2
9452	08/17/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	158.05	0.00	121546	08/17/2018	4511#01/ Caulked exterior of patio door, upstairs window.
1346	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Petty-Faldyn Property Repair LLC	2200	202.50	0.00	121620	09/07/2018	4515 CC/ Reattached lid to junction box, repaired holes in siding
1398	10/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Petty-Faldyn Property Repair LLC	2200	354.00	0.00	121731	10/22/2018	Secured all pickets and repaired gates on 4509 building
1545	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	45.00	0.00	121768	11/06/2018	Replace light bulbs above mailbox
9554	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	159.13	0.00	121865	12/05/2018	4511#1/ caulked around exterior window, repaired stucco
9613	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Clean Up Crew	2200	54.13	0.00	121865	12/05/2018	4511#1/ make hole larger for new door lock
1431	12/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Petty-Faldyn Property Repair LLC	2200	920.00	0.00	121875	12/05/2018	Cleaned out gutters 4505 & 4507.. Realigned gutters to drain better
							3,998.99	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6470 - Insurance											
TXH-631996	01/14/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,072.96	0.00	120856	01/15/2018	Monthly Insurance payment
TXH-631996	02/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,072.96	0.00	120922	02/06/2018	Monthly Insurance
9659	04/24/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Service Ins. Group, Inc.	2200	3,667.27	0.00	121164	04/24/2018	Insurance down payment for 2018-2019
TXH-765925	05/08/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121218	05/08/2018	Monthly Insurance
TXH-765925	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121306	06/06/2018	Monthly Insurance payment
LFM0014832	06/12/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	RLI Surety	2200	177.00	0.00	121359	06/12/2018	Insurance Bond
TXH-765925	07/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121432	07/09/2018	Monthly Insurance
TXH-765925	08/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121517	08/06/2018	Monthly Insurance
TXH-765925	09/11/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121632	09/11/2018	Monthly Insurance
TXH-765925	10/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121693	10/05/2018	Monthly Insurance
TXH-765925	11/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121781	11/06/2018	Monthly Insurance
TXH-765925	12/07/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	IPFS Corporation	2200	1,571.73	0.00	121884	12/07/2018	Monthly Insurance
							18,564.03	0.00			
6471 - Transfer to Reserves											
	01/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	120806	01/02/2018	January 2018 - Transfer to Reserves
	02/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	120889	02/02/2018	February 2018 - Transfer to Reserves

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	03/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	120973	03/01/2018	March 2018 - Transfer to Reserves
	04/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121070	04/04/2018	April 2018 - Transfer to Reserves
	05/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121191	05/01/2018	May 2018 - Transfer to Reserves
	06/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121288	06/05/2018	June 2018 - Transfer to Reserves
	07/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121399	07/02/2018	July 2018 - Transfer to Reserves
	08/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121483	08/02/2018	August 2018 - Transfer to Reserves
	09/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121595	09/04/2018	September 2018 - Transfer to Reserves
	10/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121678	10/01/2018	October 2018 - Transfer to Reserves
	11/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121758	11/02/2018	November 2018 - Transfer to Reserves
	12/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Oakwood Townhomes	2200	1,000.00	0.00	121852	12/03/2018	December 2018 - Transfer to Reserves
							12,000.00	0.00			

6473 - Legal Fees

14333	01/14/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Rife Law Firm	2200	125.00	0.00	120855	01/15/2018	approving erosion ballots
14480	03/14/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Rife Law Firm	2200	666.67	0.00	121033	03/14/2018	Legal issues with lien on 4513 #9
14549	04/24/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Rife Law Firm	2200	27.50	0.00	121166	04/24/2018	Legal issues with lien on 4513 #9
14953	11/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Rife & Beddingfield, P.C.	2200	27.50	0.00	121800	11/09/2018	Legal advise for Erosion issue with decks and fences.
							846.67	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6475 - Lawn/Property Maintenance											
11941	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	320.00	0.00	120828	01/08/2018	Repair 9 gutters and clean out all gutters
11930	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	120828	01/08/2018	monthly lawn care
12013	02/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	273.40	0.00	120924	02/06/2018	MONTHLY LAWN MAINT.
12132	03/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	273.34	0.00	121009	03/07/2018	Monthly Lawn Maintenance
12151	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	160.00	0.00	121111	04/05/2018	Cleaned out dead trees along creek
12219	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121111	04/05/2018	Monthly Lawn Maintenance
40518D	04/11/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	200.26	0.00	121136	04/11/2018	Weed control, fertilizer, fire ant control
8	05/08/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121216	05/08/2018	Monthly Lawn Maintenance
5781	05/30/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	EnviroCare	2200	593.10	0.00	121267	05/30/2018	Repaired sprinkler system for complex
108	06/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121309	06/06/2018	Monthly Lawn Maintenance
138	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121422	07/05/2018	Monthly Lawn Maintenance
70518D	07/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	200.26	0.00	121418	07/05/2018	Quarterly lawn fertilizing
210	08/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	510.00	0.00	121515	08/06/2018	Monthly Lawn Maintenance
5823	08/15/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	EnviroCare	2200	719.59	0.00	121538	08/15/2018	Replaced 10 sprayheads, repaired leaks, corrected spray

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
319	09/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	230.00	0.00	121619	09/07/2018	Remove fallen tree
317	09/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	45.00	0.00	121619	09/07/2018	Fill in holes 4517
334	09/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121619	09/07/2018	Monthly Lawn Maintenance
92918D	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	200.26	0.00	121691	10/05/2018	Pre-emergent weed control, Fertilizer, Fire Ant Control
401	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121696	10/05/2018	Monthly Lawn Maintenance
492	11/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121783	11/06/2018	Monthly Lawn Maintenance
521	11/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	55.00	0.00	121783	11/06/2018	4517 #1, remove large branch from back yard
671	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	410.00	0.00	121874	12/05/2018	monthly lawn maintenance
							7,470.21	0.00			

6531 - Special Projects

37430	01/14/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	542.50	0.00	120847	01/15/2018	erosion issues
30029	02/22/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	West, Webb, Allbritton & Gentry, PC	2200	975.00	0.00	120956	02/22/2018	Preparation of Loan Documents
748986	02/22/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	1,930.50	0.00	120957	02/22/2018	Fees for closing on the erosion loan
37898	03/12/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	542.50	0.00	121025	03/12/2018	Erosion issues at Oakwood
37933	04/11/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	775.00	0.00	121134	04/11/2018	Erosion issues at Oakwood
748986	04/19/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	165.76	0.00	121153	04/19/2018	Interest payment on erosion loan

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
38267	05/11/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	750.00	0.00	121230	05/11/2018	Erosion issues at Oakwood
Erosion Creek Loan	05/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	194.64	0.00	121245	05/21/2018	Construction interest on Erosion loan
38493	06/12/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	1,106.25	0.00	121355	06/12/2018	Erosion issues at Oakwood
748986	06/19/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	241.54	0.00	121365	06/19/2018	Construction interest on Erosion loan
222	08/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	270.00	0.00	121515	08/06/2018	Removed deck from 4507#3 and hauled off.
38879	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	690.00	0.00	121608	09/07/2018	Erosion issues at Oakwood
39072	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bleyl Engineering	2200	665.00	0.00	121608	09/07/2018	Erosion issues at Oakwood
							8,848.69	0.00			

6540 - Management Fee

	01/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	120796	01/02/2018	Management Fee for 01/2018
	02/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	120885	02/02/2018	Management Fee for 02/2018
	03/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	120985	03/01/2018	Management Fee for 03/2018
	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121065	04/04/2018	Management Fee for 04/2018
	05/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121180	05/01/2018	Management Fee for 05/2018
	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121278	06/05/2018	Management Fee for 06/2018
	07/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121393	07/02/2018	Management Fee for 07/2018
	08/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121495	08/02/2018	Management Fee for 08/2018

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Bryan, TX 77802							
	09/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121584	09/04/2018	Management Fee for 09/2018
	10/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121666	10/01/2018	Management Fee for 10/2018
	11/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121747	11/02/2018	Management Fee for 11/2018
	12/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	BVP Management, Inc.	2200	500.00	0.00	121837	12/03/2018	Management Fee for 12/2018
							6,000.00	0.00			

6560 - Mortgage/Note Payment

748896	04/10/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	50.53	0.00	121138	04/11/2018	Interest on loan
748986	07/18/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121459	07/19/2018	Service Erosion and roof Loan
	08/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121494	08/02/2018	August 2018 - 500.00 additional towards principle
	09/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121590	09/04/2018	September 2018 - 500.00 additional towards principle
	10/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121672	10/01/2018	October 2018 - 500.00 additional towards principle
	11/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121753	11/02/2018	November 2018 - 500.00 additional towards principle
	12/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	The Bank & Trust (TB&T)	2200	3,641.82	0.00	121847	12/03/2018	December 2018 - 500.00 additional towards principle
							21,901.45	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6665 - Office Expenses											
9165026471	08/17/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	HD Supply Facilities Maintenance	2200	71.45	0.00	121616	09/07/2018	Doggie poop bags
6695 - Pest Control											
17957	03/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Joe Loudat DBA/	2200	75.78	0.00	121006	03/07/2018	monthly pest control
18364	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Joe Loudat DBA/	2200	86.60	0.00	121307	06/06/2018	monthly pest control
18646	08/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Joe Loudat DBA/	2200	1,190.75	0.00	121514	08/06/2018	Termite Warranty Annual Renewal
							1,353.13	0.00			
6700 - Plumbing Expense											
21667	04/09/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Holman's Quality Plumbing	2200	195.00	0.00	121120	04/09/2018	Repaired water leak neat 4505 #4
1970	04/26/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Twin City Plumbing LLC	2200	440.00	0.00	121173	04/26/2018	4507#9/ Repaired water leak line
1966	04/26/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Twin City Plumbing LLC	2200	75.00	0.00	121173	04/26/2018	4507#3/ Water pressure issues
22602	08/06/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Holman's Quality Plumbing	2200	225.00	0.00	121519	08/06/2018	exposed one pvc sprinkler line to determine if leaking, cut out and replaced
41142	08/27/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Orta Plumbing	2200	153.07	0.00	121575	08/27/2018	Repaired water leak near 4513 CC. #10
2168	11/21/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Twin City Plumbing LLC	2200	120.00	0.00	121826	11/21/2018	4505 #10 / Replaced hose bib
							1,208.07	0.00			
6701 - Porter Service											
1312	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	75.00	0.00	120831	01/08/2018	bulk pick up
1327	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	120831	01/08/2018	porter service for december
1332	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	35.00	0.00	120920	02/06/2018	major clean up around

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Bryan, TX 77802							dumpster area
1343	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	120920	02/06/2018	Monthly Porter Service
1353	03/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	35.00	0.00	121015	03/07/2018	Bulk Pick up
1368	03/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	30.00	0.00	121015	03/07/2018	Clear access to dumpster to allow trash truck clearance
1359	03/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121015	03/07/2018	monthly porter service
304004622	03/02/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	HD Supply Facilities Maintenance	2200	33.09	0.00	121003	03/07/2018	Fido bags for HOA's
1385	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121114	04/05/2018	monthly porter service
1393	05/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	75.00	0.00	121207	05/04/2018	Bulk Pick up
1413	05/01/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121207	05/04/2018	monthly porter service
1435	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121311	06/06/2018	monthly porter service
1447	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	30.00	0.00	121424	07/05/2018	Bulk Pick up
1463	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121424	07/05/2018	monthly porter service
1490	08/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	175.00	0.00	121516	08/06/2018	bulk and clean up around dumpster
1483	08/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121516	08/06/2018	monthly porter service
1509	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	150.00	0.00	121626	09/07/2018	monthly porter service
1502	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	60.00	0.00	121626	09/07/2018	Bulk Pick up

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
322	09/06/2018	Oakwood Townhomes		Bryan, TX 77802 4505-4517 Carter Creek Bryan, TX 77802	Lopez Boyz	2200	45.00	0.00	121619	09/07/2018	Bulk Pick up
1526	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	130.00	0.00	121701	10/05/2018	Bulk Pick up
1529	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121701	10/05/2018	monthly porter service
1545	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	30.00	0.00	121768	11/06/2018	Bulk Pick up
1555	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121768	11/06/2018	monthly porter service
1575	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	90.00	0.00	121879	12/05/2018	Bulk Pick up
1578	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Robert Walker	2200	200.00	0.00	121879	12/05/2018	monthly porter service
							3,193.09	0.00			
6705 - Professional Fees											
195247	07/12/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	230.00	0.00	121444	07/12/2018	2017 US Income Tax Return
6755 - Tax Expense											
74-2011730	08/24/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Internal Revenue Service	2200	61.51	0.00	121567	08/24/2018	2017 US Income Tax Return
6810 - Utilities											
2063196	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	42.06	0.00	120816	01/08/2018	Water
2063197	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,092.46	0.00	120816	01/08/2018	Water
2063465	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.42	0.00	120816	01/08/2018	Security light, waste water
2063476	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	67.99	0.00	120816	01/08/2018	Electric

Expense Distribution

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2312117	01/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	110.60	0.00	120816	01/08/2018	Electric
2063196	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	39.68	0.00	120909	02/06/2018	utilities
2063197	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,744.45	0.00	120909	02/06/2018	utilities
2063465	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.42	0.00	120909	02/06/2018	utilities
2063476	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	61.68	0.00	120909	02/06/2018	utilities
2312117	02/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	105.60	0.00	120909	02/06/2018	utilities
2063196	03/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	29.68	0.00	120994	03/07/2018	utilities
2063197	03/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,726.52	0.00	120994	03/07/2018	utilities
2063465	03/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.61	0.00	120994	03/07/2018	utilities
2063476	03/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	63.08	0.00	120994	03/07/2018	utilities
2312117	03/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	111.71	0.00	120994	03/07/2018	utilities
2063196	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	25.40	0.00	121100	04/05/2018	utilities
2063197	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,195.04	0.00	121100	04/05/2018	utilities
2063465	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121100	04/05/2018	utilities
2063476	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	52.88	0.00	121100	04/05/2018	utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2312117	04/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	90.99	0.00	121100	04/05/2018	utilities
2063196	05/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	25.40	0.00	121198	05/04/2018	utilities
2063197	05/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,196.50	0.00	121198	05/04/2018	utilities
2063465	05/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121198	05/04/2018	utilities
2063476	05/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	48.80	0.00	121198	05/04/2018	utilities
2312117	05/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	88.20	0.00	121198	05/04/2018	utilities
2063476	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	45.19	0.00	121300	06/06/2018	utilities
2063465	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121300	06/06/2018	utilities
2063197	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,346.45	0.00	121300	06/06/2018	utilities
2063196	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	25.40	0.00	121300	06/06/2018	utilities
2312117	06/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	80.09	0.00	121300	06/06/2018	utilities
2063196	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	55.15	0.00	121414	07/05/2018	utilities
2063197	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	3,002.15	0.00	121414	07/05/2018	utilities
2063465	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121414	07/05/2018	utilities
2063476	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	50.20	0.00	121414	07/05/2018	utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2312117	07/03/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	86.79	0.00	121414	07/05/2018	utilities
2063196	08/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	56.58	0.00	121504	08/06/2018	utilities
2063197	08/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	3,268.51	0.00	121504	08/06/2018	utilities
2063465	08/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121504	08/06/2018	utilities
2063476	08/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	48.89	0.00	121504	08/06/2018	utilities
2312117	08/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	80.38	0.00	121504	08/06/2018	utilities
2063476	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	56.88	0.00	121609	09/07/2018	utilities
2312117	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	86.09	0.00	121609	09/07/2018	utilities
2063465	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121609	09/07/2018	utilities
2063197	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,647.42	0.00	121609	09/07/2018	utilities
2063196	09/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	58.72	0.00	121609	09/07/2018	utilities
2063196	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	40.87	0.00	121686	10/05/2018	utilities
2063197	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,780.29	0.00	121686	10/05/2018	utilities
2063465	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121686	10/05/2018	utilities
2063476	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	65.88	0.00	121686	10/05/2018	utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2312117	10/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	93.59	0.00	121686	10/05/2018	utilities
2063196	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	25.40	0.00	121769	11/06/2018	utilities
2063197	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	2,829.73	0.00	121769	11/06/2018	utilities
2063465	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121769	11/06/2018	utilities
2063476	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	60.07	0.00	121769	11/06/2018	utilities
2312117	11/05/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	93.56	0.00	121769	11/06/2018	utilities
2063196	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	25.40	0.00	121863	12/05/2018	Utilities
206197	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	3,173.34	0.00	121863	12/05/2018	Utilities
2063465	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	466.65	0.00	121863	12/05/2018	utilities
2063476	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	63.94	0.00	121863	12/05/2018	utilities
2312117	12/04/2018	Oakwood Townhomes		4505-4517 Carter Creek Bryan, TX 77802	Bryan Texas Utilities	2200	98.52	0.00	121863	12/05/2018	utilities
							39,863.50	0.00			
Total							126,694.90	0.00			

Delinquency

Properties: Oakwood Townhomes - 4505-4517 Carter Creek Bryan, TX 77802

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 205.00

Unit	Name	Amount Receivable
<hr/>		
4507#09		539.00
Total		539.00

17519888

Oakwood Townhomes Home Owners Associatio
Owners Assoc. Inc.
Reserve Account
903 Texas Avenue S
College Station TX 77840-2228

Date 12/31/18
Primary Account
Enclosures

Page 1

S U M M A R Y O F A C C O U N T (S)
Account Number Type of Account Current Balance Enclosures
7041007 Commercial Money Market 76,087.14
7042971 Commercial Money Market 322,901.30

Commercial Money Market

Account Number
Previous Stmt Balance 75,069.02
1 Deposits/Credits 1,000.00
 Checks/Debits .00
Service Charge .00
Interest Paid 18.12
Ending Stmt Balance 76,087.14

Statement Dates 12/03/18 thru 12/31/18
Days in the statement period 29
Average Daily Balance 76,000.05
Average Collected Bal 76,000.05

2018 Interest Paid 194.50

Activity in Date Order

Date	Description	Amount	Balance
12/05	DDA CREDIT	1,000.00	76,069.02
12/31	INTEREST DEPOSIT	18.12	76,087.14

Daily Balance Information

Date	Balance	Date	Balance
12/03	75,069.02	12/05	76,069.02
		12/31	76,087.14

Interest Rate Summary

Date	Rate
12/02	0.300000%

Commercial Money Market

Account Number
Previous Stmt Balance 323,760.14
 Deposits/Credits .00
 1 Checks/Debits 1,012.75
Service Charge .00
Interest Paid 153.93
Ending Stmt Balance 322,901.30

Statement Dates 12/03/18 thru 12/31/18
Days in the statement period 29
Average Daily Balance 322,887.05
Average Collected Bal 322,887.05

2018 Interest Paid 954.05



Commercial Money Market

7042971 (Continued)

Activity in Date Order

Date	Description	Amount	Balance
12/07	FORCED PAY CHECK	1,012.75-	322,747.37
12/31	INTEREST DEPOSIT	153.93	322,901.30

Checks in Check Number Order

Date	Check No	Amount
12/07		1,012.75

* Denotes missing check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/03	323,760.12	12/07	322,747.37	12/31	322,901.30

Interest Rate Summary
Date 12/02 Rate 0.600000%



OAKWOOD HOA 2019 BUDGET

	2018 Budget	2018 Actual	2019 Budget	
Income:			154	204
HOA Dues	112728	112452.7	149328	100%
Late Fees		70		
Violations		0		
MISC				
Total Income:	112728	112522.7	149328	
 Expenses:				
Special Projects	0	8848.69	0	
Electrical	1000	1084.11	1000	
General Maint.	4000	3734.99	6000	
Insurance	18336.37	18564.03	20000 *	
Transfer to Reserves	12000	12000	12000 *	
Legal Fees	500	489.17	500	
Lawn Maintenance	8500	7470.21	8,500.00 *	
Management Fee	6000	6000	6000 *	
Misc. Expense	100	71.45	100	
Plumbing	1000	1208.07	1500	
Accounting	500	291.51	300	
Utilities	30000	39863.5	32000 *	
Fence Repair	0	0	0	
Pest Control	1400	1353.13	1400	
Roof Expense	0	0	0	
Porter Service	2400	3193.09	3000	
Bank Note Payment	18752.04	21901.45	43504.08 *500.00	
Total Expenses	104488.4	126073.4	135804.08	
	8239.6	-13550.7	13523.92	

OAKWOOD HOA is paying an extra 500.00 a month on the principal of the renovation note.



Bob Walker
 Century 21 Real Estate
 bobw@century21.com
 781-326-1234

CMA 1 - Line

Listings as of 01/15/19 at 10:57 am

Prepared By: **Bob Walker** Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 01/15/2019 to 01/15/2018 Street Name is like 'Carter creek' Zone is 'B03'

Residential												
MLS #	Address	Unit #	# Bd	F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
18019436	4507 Carter Creek #1	1	2	1/1		NONE	Oakwood	1979	1,056	\$75.76	\$80,000	19

# LISTINGS:	1	Medians:	Minimums:	Maximums:	Averages:
		1979	1,056	\$75.76	\$80,000
		1979	1,056	\$75.76	\$80,000
		1979	1,056	\$75.76	\$80,000

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
18000721	4513 Carter Creek #9	9	2	1/1			Oakwood	1979	1,073	\$74.56	\$80,000	\$82,498	\$76.89	04/06/2018	103.12	76
18016151	4507 Carter Creek #6	6	2	1/1		NONE	Oakwood	1979	1,054	\$82.92	\$87,400	\$83,000	\$78.75	11/05/2018	94.97	48
18009038	4505 Carter Creek #5	5	2	1/1		NONE	Oakwood	1979	1,073	\$77.35	\$83,000	\$84,000	\$78.29	09/10/2018	101.20	137
18002720	4509 Carter Creek #9	9	2	1/1		NONE	Oakwood	1979	1,073	\$83.78	\$89,900	\$89,900	\$83.78	03/19/2018	100.00	37
18000718	4511 Carter Creek #1	#1	2	1/1		NONE	Oakwood	1979	1,056	\$89.96	\$95,000	\$90,000	\$85.23	03/02/2018	94.74	39
18013569	4509 Carter Creek #7	7	2	1/1			Oakwood	1979	1,056	\$88.27	\$93,210	\$93,210	\$88.27	09/17/2018	100.00	60
18000321	4507 Carter Creek #3	3	2	1/1		NONE	Oakwood	1979	1,066	\$90.53	\$96,500	\$96,500	\$90.53	03/29/2018	100.00	76
18012151	4515 Carter Creek #6	2	2	1/1		NONE	Oakwood	1979	1,073	\$90.31	\$96,900	\$97,000	\$90.40	07/20/2018	100.10	14
18002726	4517 Carter Creek #8	8	2	1/1			Oakwood	1979	1,056	\$93.75	\$99,000	\$99,000	\$93.75	03/26/2018	100.00	39

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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.



Bob Walker
 Century 21 Seal
 bobw@century21.com
 PH: 404.941.1100
 1000 Peachtree Street, NE, Atlanta, GA 30309

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 01/15/19 at 10:57 am

Residential	# LISTINGS:	9	Medians:	1979	1,066	\$88.27	\$93,210	\$90,000	\$85.23	100.00	48
			Minimums:	1979	1,054	\$74.56	\$80,000	\$82,498	\$76.89	94.74	14
			Maximums:	1979	1,073	\$93.75	\$99,000	\$99,000	\$93.75	103.12	137
			Averages:	1979	1,064	\$85.71	\$91,212	\$90,568	\$85.10	99.35	58

Quick Statistics (10 Listings Total)				
	Min	Max	Average	Median
List Price	\$80,000	\$99,000	\$90,091	\$91,555
Sold Price	\$82,498	\$99,000	\$90,568	\$90,000

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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.



COMMERCIAL INSURANCE APPLICATION

APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)
04/18/2018

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CARRIER United Specialty Insurance Company	NAIC CODE: _____	UNDERWRITER _____	UNDERWRITER OFF. _____
PHONE (A/C, No, Ext): (979)774-3900 FAX (A/C, No): (979)774-3955 E-MAIL ADDRESS: eliana.milioto@sigbcs.com CODE: _____ SUB CODE: _____ AGENCY CUSTOMER ID: 9659		POLICIES OR PROGRAM REQUESTED Commercial Property		POLICY NUMBER _____
INDICATE SECTIONS ATTACHED <input checked="" type="checkbox"/> PROPERTY <input type="checkbox"/> GLASS AND SIGN <input type="checkbox"/> ACCOUNTS RECEIVABLE/ VALUABLE PAPERS <input type="checkbox"/> CRIME/MISCELLANEOUS CRIME <input type="checkbox"/> TRANSPORTATION/ MOTOR TRUCK CARGO		EQUIPMENT FLOATER <input type="checkbox"/> INSTALLATION/BUILDERS RISK <input type="checkbox"/> ELECTRONIC DATA PROC <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> BUSINESS AUTO <input type="checkbox"/> TRUCKERS/MOTOR CARRIER		GARAGE AND DEALERS <input type="checkbox"/> VEHICLE SCHEDULE <input type="checkbox"/> BOILER & MACHINERY <input type="checkbox"/> WORKERS COMPENSATION <input type="checkbox"/> UMBRELLA

STATUS OF TRANSACTION		PACKAGE POLICY INFORMATION					
<input type="checkbox"/> QUOTE	<input checked="" type="checkbox"/> ISSUE POLICY	<input type="checkbox"/> RENEW	ENTER THIS INFORMATION WHEN COMMON DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MONOLINE POLICIES.				
BOUND (Give Date and/or Attach Copy):			PROPOSED EFF DATE	PROPOSED EXP DATE	BILLING PLAN	PAYMENT PLAN	AUDIT
CHANGE	DATE	TIME	<input checked="" type="checkbox"/> AM	04/20/2018	04/20/2019	<input checked="" type="checkbox"/> DIRECT BILL	
CANCEL	04/20/2018	12:01	<input type="checkbox"/> PM			<input checked="" type="checkbox"/> AGENCY BILL	

APPLICANT INFORMATION	
NAME (First Named Insured & Other Named Insureds) Oakwood Townhomes HOA FEIN OR SOC SEC # (of First Named Insured): - PHONE (A/C, No, Ext): (979)764-2500	MAILING ADDRESS INCL ZIP+4 (of First Named Insured) c/o Century 21 Beal 903 S Texas Ave College Station TX 77840- WEBSITE ADDRESS(ES): _____
E-MAIL ADDRESS(ES): terryt@century21bcs.com	
<input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION NOT FOR PROFIT ORG <input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____
INSPECTION CONTACT Terry Thigpin PHONE (A/C, No, Ext): (979) 764-2500 E-MAIL ADDRESS: terryt@century21bcs.com	ACCOUNTING RECORDS CONTACT Terry Thigpin PHONE (A/C, No, Ext): (979) 764-2500 E-MAIL ADDRESS: terryt@century21bcs.com
CR BUREAU NAME _____ ID NUMBER _____ DATE BUS STARTED 1979	

LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTEREST	YR BUILT	# EMPLOYEES	ANNUAL REVENUES	PART OCCUPIED
01	01	4505-4517 Carter Creek Pkwy Bryan Brazos TX 77802	<input checked="" type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT	1979	0		95
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT				

NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)
 61 unit townhome complex comprised of 7 buildings. Located in mixed residential & commercial area. Units are primarily owner occupied. Well maintained. No pool or recreational facilities. Association is responsible for maintaining the few common areas.

GENERAL INFORMATION		YES	NO	EXPLAIN ALL "YES" RESPONSES	YES	NO
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY?			<input checked="" type="checkbox"/>	7. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?		<input checked="" type="checkbox"/>
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?			<input checked="" type="checkbox"/>	8. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN CONVICTED OF ANY DEGREE OF THE CRIME OF ARSON?		<input checked="" type="checkbox"/>
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?			<input checked="" type="checkbox"/>	(In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).		
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?			<input checked="" type="checkbox"/>	9. ANY UNCORRECTED FIRE CODE VIOLATIONS?		<input checked="" type="checkbox"/>
4. ANY CATASTROPHE EXPOSURE?			<input checked="" type="checkbox"/>	10. ANY BANKRUPTCIES, TAX OR CREDIT LIENS AGAINST THE APPLICANT IN THE PAST 5 YEARS?		<input checked="" type="checkbox"/>
5. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED?			<input checked="" type="checkbox"/>	11. HAS BUSINESS BEEN PLACED IN A TRUST? IF YES, NAME OF TRUST:		<input checked="" type="checkbox"/>
6. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR 3 YEARS? (Not applicable in MO)		<input checked="" type="checkbox"/>				

REMARKS/PROCESSING INSTRUCTIONS (Attach additional sheets if more space is required)
 6) Farmers non-renewed in '12 due to a fire loss. Agency no longer is contracted with broker that provided Lloyds property quote in '12 and '13 so that coverage has been non-renewed as of '14.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND [NY: SUBSTANTIAL] CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR, or VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND CERTIFIES THAT REASONABLE ENQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE CERTIFIES THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

APPLICANT'S SIGNATURE <i>Terry Thigpin</i>	DATE 04/19/2018	PRODUCER'S SIGNATURE <i>Reany Hwa</i>	NATIONAL PRODUCER NUMBER _____
---	--------------------	--	-----------------------------------

PRIOR CARRIER INFORMATION

LINE	CATEGORY	USLI		Mount Vernon Fire		Mount Vernon Fire		Western World		Western World	
GENERAL LIABILITY	CARRIER	USLI		Mount Vernon Fire		Mount Vernon Fire		Western World		Western World	
	POLICY NUMBER	NPP1575543		NPP2561925A		NPP2561925		NPP8197253		NPP8127209	
	POLICY TYPE	CLAIMS MADE	<input checked="" type="checkbox"/> OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/> OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/> OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/> OCCURRENCE	CLAIMS MADE	<input checked="" type="checkbox"/> OCCURRENCE
	RETRO DATE										
	EFF-EXP DATE	04/20/2017	04/20/2018	04/20/2016	04/20/2017	04/20/2015	04/20/2016	04/20/2014	04/20/2015	04/20/2013	04/20/2014
	GENERAL AGGREGATE	2,000,000		2,000,000		2,000,000		2,000,000		2,000,000	
	PRODUCTS COMP OP AGGREGATE	Included		Included		Included		Included		1,000,000	
	PERSONAL & ADV INJ	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000	
	EACH OCCURRENCE	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000	
	FIRE DAMAGE	100,000		100,000		100,000		100,000		100,000	
	MEDICAL EXPENSE	5,000		5,000		5,000		5,000		5,000	
	BODILY INJURY	OCCURRENCE									
	PROPERTY DAMAGE	OCCURRENCE									
	COMBINED SINGLE LIMIT										
	MODIFICATION FACTOR										
TOTAL PREMIUM											
AUTOMOBILITY	CARRIER										
	POLICY NUMBER										
	POLICY TYPE										
	EFF-EXP DATE										
	COMBINED SINGLE LIMIT										
	BODILY INJURY	EA PERSON									
		EA ACCIDENT									
	PROPERTY DAMAGE										
	MODIFICATION FACTOR										
	TOTAL PREMIUM										
PROPERTY	CARRIER	United Specialty		Peleus Insurance		Peleus Insurance		Oklahoma Specialty		Lloyds	
	POLICY NUMBER	S422089		S312313		8511		6271		HLC42167	
	POLICY TYPE	Commercial Property		Commercial Property		Commercial Property		Commercial Property			
	EFF-EXP DATE	04/20/2017	04/20/2018	04/20/2016	04/20/2017	04/20/2015	04/20/2016	04/20/2014	04/20/2015	04/20/2013	04/20/2014
	<input checked="" type="checkbox"/> BUILDING AMT	3,660,000		3,660,000		3,660,000		3,660,000		3,660,000	
	PERS PROP AMT										
	MODIFICATION FACTOR										
TOTAL PREMIUM											
	CARRIER										
	POLICY NUMBER										
	POLICY TYPE										
	EFF-EXP DATE										
	LIMIT										
	MODIFICATION FACTOR										
TOTAL PREMIUM											

LOSS HISTORY

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (3 YEARS IN KS & NY)						CHK HERE IF NONE	<input checked="" type="checkbox"/>	SEE ATTACHED LOSS SUMMARY
DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS		
						OPEN		
						CLOSED		
						OPEN		
						CLOSED		
REMARKS	NOTE: FIDELITY REQUIRES A FIVE YEAR LOSS HISTORY						ATTACHMENTS	
							STATE SUPPLEMENT(S) (If applicable)	

COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)

NOTICE OF INSURANCE INFORMATION PRACTICES PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US.

ACORD TM **PROPERTY SECTION** DATE (MM/DD/YYYY)
04/18/2018

AGENCY	PHONE (A/C, No, Ext): (979)774-3900 FAX (A/C, No): (979)774-3955	APPLICANT (First Named Insured) Oakwood Townhomes HOA			
Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		EFFECTIVE DATE 04/20/2018	EXPIRATION DATE 04/20/2019	DIRECT BILL <input checked="" type="checkbox"/> AGENCY BILL	PAYMENT PLAN
CODE: 11125	SUB CODE:	FOR COMPANY USE ONLY			
AGENCY CUSTOMER ID: 9659					

PREMISES #: 01	STREET ADDRESS: 4505-4517 Carter Creek Pkwy, Bryan TX 77802
BUILDING #: 01	BLDG DESCRIPTION: Townhomes

SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DEDUCTIBLE	BLKT COV	FORMS AND CONDITIONS TO APPLY
Buildings	3,660,000	Nil	RCV	Special		10,000	<input checked="" type="checkbox"/>	F,EC,SEC,RC; \$25,000 wind/hail deductible

ADDITIONAL INFORMATION	BUSINESS INCOME / EXTRA EXPENSE	BUSINESS INCOME W/O EXTRA EXPENSE	EXTRA EXPENSE														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">TYPE OF BUSINESS</td> <td style="width: 15%;">ORDINARY PAYROLL</td> <td style="width: 15%;">POWER/HEAT</td> <td style="width: 15%;">EXT PERIOD</td> <td style="width: 15%;">TUITION FEES</td> <td style="width: 15%;">OFF PREM POWER</td> <td style="width: 15%;">DEPEND PROP</td> </tr> <tr> <td><input type="checkbox"/> NON MFG <input type="checkbox"/> MFG <input type="checkbox"/> MINING</td> <td><input type="checkbox"/> EXCL <input type="checkbox"/> INCL 80 DAYS 180 DAYS \$</td> <td>\$ DED ELEC MEDIA ORD OR LAW</td> <td>DAYS MO PERIOD LIMIT MAX PERIOD</td> <td>\$ STUDENTS OTHER ED SERVING</td> <td><input type="checkbox"/> POWER <input type="checkbox"/> WATER <input type="checkbox"/> COMM (DESCR BELOW)</td> <td>% COIN CONT LOC REC LOC MFG LOC LDR LOC (DESCR BELOW)</td> </tr> </table>	TYPE OF BUSINESS	ORDINARY PAYROLL	POWER/HEAT	EXT PERIOD	TUITION FEES	OFF PREM POWER	DEPEND PROP	<input type="checkbox"/> NON MFG <input type="checkbox"/> MFG <input type="checkbox"/> MINING	<input type="checkbox"/> EXCL <input type="checkbox"/> INCL 80 DAYS 180 DAYS \$	\$ DED ELEC MEDIA ORD OR LAW	DAYS MO PERIOD LIMIT MAX PERIOD	\$ STUDENTS OTHER ED SERVING	<input type="checkbox"/> POWER <input type="checkbox"/> WATER <input type="checkbox"/> COMM (DESCR BELOW)	% COIN CONT LOC REC LOC MFG LOC LDR LOC (DESCR BELOW)			EXTRA EXPENSE _____ DAYS PERIOD REST LIMIT LOSS PAY _____% _____% _____% _____%
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NAME AND ADDRESS(ES) FOR OFF PREM POWER OR DEPEND PROP																	

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION
 4505=10 units, 10,000 sq ft, value \$600,000;
 4507=10 units, 10,000 sq ft, value \$600,000;
 4509=10 units, 10,000 sq ft, value \$600,000;
 4511=3 units, 3,000 sq ft, \$180,000;
 4513=10 units, 10,000 sq ft, value \$600,000 (this building was replaced in 2011);
 4515=8 units, 8,000 sq ft, value \$480,000; 4517=10 units, 10,000 sq ft, value \$600,000.

CONSTRUCTION TYPE Frame	DISTANCE TO HYDRANT 250 FT	FIRE STAT 2 MI	FIRE DISTRICT/CODE NUMBER Bryan	PROT CL 02	# STORIES 2	# BASMTS 0	YR BUILT 1979	TOTAL AREA 61,000
BUILDING IMPROVEMENTS		BLDG CODE GRADE	TAX CODE	ROOF TYPE Composition		OTHER OCCUPANCIES		
WIRING, YR: _____		PLUMBING, YR: _____		WIND CLASS		HEATING BOILER ON PREMISES? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
ROOFING, YR: 2018		HEATING, YR: 2011		RESISTIVE <input type="checkbox"/> SEMI-RESISTIVE <input type="checkbox"/> OTHER <input type="checkbox"/>		IF YES, IS INSURANCE PLACED ELSEWHERE? YES <input type="checkbox"/> NO <input type="checkbox"/>		
OTHER: Exterior siding: '14		RIGHT EXPOSURE & DISTANCE Office Building, 50ft		LEFT EXPOSURE & DISTANCE Health Club, 50ft		REAR EXPOSURE & DISTANCE Open		
BURGLAR ALARM TYPE		CERTIFICATE #		EXPIRATION DATE		EXTENT		GRADE
BURGLAR ALARM INSTALLED AND SERVICED BY		# GUARDS/WATCHMEN		CENTRAL STATION WITH KEYS		CLOCK HOURLY		
PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2/Chemical Systems)		% SPRNK 0		FIRE ALARM MANUFACTURER		CENTRAL STATION LOCAL GONG		

ADDITIONAL INTERESTS				
RANK:	NAME AND ADDRESS:	REFERENCE #:	CERTIFICATE REQUIRED	
INTEREST <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORT-GAGEE	ITEM DESCRIPTION:		INTEREST IN ITEM NUMBER	
			LOCATION:	BUILDING:
			SCHEDULED ITEM NUMBER:	
			OTHER:	

VALUE REPORTING INFORMATION				
REPORTING FORM: PROVIDE AVERAGE VALUES FOR PAST 12 MONTHS	PREMISES/BUILDING	ANY OTHER LOCATION DECLARED AT INCEPTION	ANY OTHER LOCATION ACQUIRED AFTER INCEPTION	PREMISES NOT OWNED OR ACQUIRED LIMIT
SUBJECT OF INSURANCE				

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