

*Oakridge Homeowners
Association, Inc.*



*2019 Annual Meeting
Tuesday January 29th 6:30pm
BVP Management Inc.*



**Oakridge
Condominiums**

BVP Management, Inc. / Century 21, Beal

903 Texas Ave. S., College Station, TX 77840

979-764-2500 979-764-0508 fax

Oakridge Owners Association requests your attendance at the 2019 Annual HOA Meeting to be held at **Century 21, Beal/BVP Management Inc., Office at 903 S. Texas Ave College Station 77840**, on Tuesday, January 29, 2019 at 6:30 pm.

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 5:30pm January 29, 2019. You can mail the completed proxy (below) to BVPM Century 21, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to c21hoa@century21bcs.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 2018 Completed Projects
4. Financial report. (2018 Financial Report, Delinquencies, 2019 Budget, Sales)
5. Parking, Fence & Oakridge Sign
6. Election/Reinstatement of Officers & Directors
7. New business.
8. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

or

(Circle one) John Litton Vince Marino Donna West Steve Browder BVPM

As agent for me, and in my name and stead to vote as my Proxy at the 2019 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 January 29, 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

This proxy must be received by 5:30 pm January 29, 2019.
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,
Fax: 979-764-0508 or
Email: c21hoa@century21bcs.com



Oakridge Condominiums

Minutes of Oakridge Homeowner's Association Meeting
Annual Meeting Date: January 30, 2018

The meeting was called to order at 6:38pm by John Litton - President

Those in attendance were:

Terry Thigpen - Property Management
John Litton - President, Unit #10
Vince Marino - Vice President, Unit #27
Steve Browder - Director at Large, Unit #9
Donna West - Director at Large, Unit #6
Devin Harris - Unit #16
Bob Roepke - Unit #28
Safia Naqi - Unit #3
Linda White - Unit #18
Scott Simpson - Unit #19
Irene Erion - Unit #8
Linda Litton - Unit #10
Guest - Unit #16

(Also, 1 signed proxy was received)

Minutes from meeting held on January 31, 2017 were received, discussed and were approved.

Completed projects include:

- 1) Foundation repaired Unit #8
- 2) Roof replacement Bldg #3
- 3) Electrical meter wall pack box replacements for Bldg #2 & #3
- 4) Finished yellow safety sidewalk painting with exception of one area

Financial Report: Reviewed by Terry Thigpen, BVPM

Cash flow (negative) due to:

- 1) Electrical issues Bldg #2 & #3 - \$7,577.50
- 2) New roof Bldg #3 - \$11,250.00
- 3) Foundation repair Unit #8 - \$3,906.00
- 4) Insurance adjustment - \$2,506.35
- 5) Hurricane Harvey issues - \$918.13
- 6) Re-stripped parking lot - \$1,558.80

2018 Proposed Budget was reviewed and approved.

(Emphasis was directed toward a possible HOA dues increase for 2019)

New Business:

- 1) Parking problems were discussed (as they are each year).
It was decided to pursue marking designated space(s) with each unit number.
- 2) Investigate fence painting/replacement that follow a common plan.
- 3) Remove/replace current Oakridge Condominium sign with a permanent
"low/no maintenance" sign.
- 4) Complete any sidewalk yellow safety painting as required by insurance policy.

Election/Reinstatement for 2018 HOA Officers & Directors:

John Litton - President
Vince Marino - Vice President
Donna West - Secretary
Steve Browder - Director at Large
Safia Naqi - Director at Large

Meeting was adjourned at 7:45pm

Cash Flow

BVP Management, Inc.

Properties: Oakridge Condos - 2101 Barak 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	35.00	0.08	35.00	0.08
Homeowners Association Dues	41,928.00	95.99	41,928.00	95.99
Capital Improvements Income	1,715.76	3.93	1,715.76	3.93
Total Operating Income	43,678.76	100.00	43,678.76	100.00
Expense				
Electrical Repairs	474.56	1.09	474.56	1.09
Fence Repair	1,844.40	4.22	1,844.40	4.22
General Maintenance	394.13	0.90	394.13	0.90
Insurance	11,228.95	25.71	11,228.95	25.71
Transfer to Reserves	4,183.00	9.58	4,183.00	9.58
Lawn/Property Maintenance	3,766.00	8.62	3,766.00	8.62
Management Fee	4,800.00	10.99	4,800.00	10.99
Parking Lot Repair	1,715.76	3.93	1,715.76	3.93
Pest Control	779.40	1.78	779.40	1.78
Plumbing Expense	621.65	1.42	621.65	1.42
Porter Service	271.95	0.62	271.95	0.62
Professional Fees	230.00	0.53	230.00	0.53
Tax Expense	22.94	0.05	22.94	0.05
Utilities	7,571.15	17.33	7,571.15	17.33
Total Operating Expense	37,903.89	86.78	37,903.89	86.78
NOI - Net Operating Income	5,774.87	13.22	5,774.87	13.22
Total Income	43,678.76	100.00	43,678.76	100.00
Total Expense	37,903.89	86.78	37,903.89	86.78
Net Income	5,774.87	13.22	5,774.87	13.22
Other Items				
Prepayments	1,012.00		1,012.00	
Net Other Items	1,012.00		1,012.00	
Cash Flow	6,786.87		6,786.87	
Beginning Cash	-4,406.51		-4,406.51	
Beginning Cash + Cash Flow	2,380.36		2,380.36	
Actual Ending Cash	2,380.36		2,380.36	

Expense Distribution

Properties: Oakridge Condos - 2101 Barak 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											
11357	05/30/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Constant Current Electric	2200	474.56	0.00	121266	05/30/2018	Replaced faulty Ballast, with new LED
6430 - Fence Repair											
9326	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Clean Up Crew	2200	779.40	0.00	121302	06/06/2018	Built new fence #28
1426	09/25/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Castillo's Fence	2200	565.00	0.00	121652	09/26/2018	Built new fence #9
1454	11/14/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Castillo's Fence	2200	500.00	0.00	121807	11/14/2018	#16/built new fence and gate
							1,844.40	0.00			
6455 - General Maintenance											
11937	01/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	50.00	0.00	120828	01/08/2018	weatherizing faucet/pipes
1371	03/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	45.00	0.00	121015	03/07/2018	Paint Sidewalk steps yellow at unit 6
135	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	140.00	0.00	121422	07/05/2018	Cleaned out gutters
9444	08/17/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Clean Up Crew	2200	159.13	0.00	121546	08/17/2018	#23 / Rehung gate and repaired fence
							394.13	0.00			
6470 - Insurance											
TXH-691000	01/14/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	120852	01/15/2018	Monthly Insurance payment
TXH-691000	02/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	120915	02/06/2018	Monthly Insurance
TXH-691000	03/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	121017	03/07/2018	Monthly Insurance
TXH-691000	04/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	121108	04/05/2018	Monthly Insurance
TXH-691000	05/08/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	121214	05/08/2018	Monthly Insurance
TXH-691000	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	121314	06/06/2018	Monthly Insurance
TXH-691000	07/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	712.76	0.00	121425	07/05/2018	Monthly Insurance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8093	09/17/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Service Insurance Group	2200	3,217.88	0.00	121642	09/17/2018	Annual Insurance Policy downpayment
TXH-821906	10/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	940.25	0.00	121703	10/05/2018	Monthly Insurance
TXH-821906	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	940.25	0.00	121786	11/06/2018	Monthly Insurance
TXH-821906	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	IPFS Corporation	2200	940.25	0.00	121871	12/05/2018	Monthly Insurance Premium
FID0101862	12/11/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	RLI Surety	2200	201.00	0.00	121892	12/11/2018	Fedility Insurance
							11,228.95	0.00			

6471 - Transfer to Reserves

	01/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	333.00	0.00	120804	01/02/2018	January 2018 - Transfer to Reserves
	02/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	120895	02/02/2018	February 2018 - Transfer to Reserves
	03/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	120971	03/01/2018	March 2018 - Transfer to Reserves
	04/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121068	04/04/2018	April 2018 - Transfer to Reserves
	05/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121189	05/01/2018	May 2018 - Transfer to Reserves
	06/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121286	06/05/2018	June 2018 - Transfer to Reserves
	07/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121397	07/02/2018	July 2018 - Transfer to Reserves
	08/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121481	08/02/2018	August 2018 - Transfer to Reserves
	09/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121593	09/04/2018	September 2018 - Transfer to Reserves
	10/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121676	10/01/2018	October 2018 - Transfer to Reserves
	11/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121756	11/02/2018	November 2018 - Transfer to Reserves

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	12/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Oakridge Owners' Association	2200	350.00	0.00	121850	12/03/2018	December 2018 - Transfer to Reserves
							4,183.00	0.00			
6475 - Lawn/Property Maintenance											
12015	02/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	233.40	0.00	120924	02/06/2018	MONTHLY LAWN MAINT.
12134	03/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	116.67	0.00	121009	03/07/2018	Monthly Lawn Maintenance
12154	04/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	45.00	0.00	121111	04/05/2018	Cut Dead Limbs
40518E	04/11/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	135.31	0.00	121136	04/11/2018	Weed control, fertilizer, fire ant control
9	05/08/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121216	05/08/2018	Monthly Lawn Maintenance
110	06/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121309	06/06/2018	Monthly Lawn Maintenance
139	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121422	07/05/2018	Monthly Lawn Maintenance
1455	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	45.00	0.00	121424	07/05/2018	Water grass along Barak
70318E	07/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	135.31	0.00	121418	07/05/2018	Quarterly lawn fertilizing
211	08/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121515	08/06/2018	Monthly Lawn Maintenance
1503	09/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	120.00	0.00	121626	09/07/2018	Water grass along Barak
335	09/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121619	09/07/2018	Monthly Lawn Maintenance
92918E	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Green Magic, Lawn, Tree and Shrub Health	2200	135.31	0.00	121691	10/05/2018	Pre-emergent weed control, Fertilizer, Fire Ant Control
402	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121696	10/05/2018	Monthly Lawn Maintenance
493	11/06/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121783	11/06/2018	Monthly Lawn Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
672	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Lopez Boyz	2200	350.00	0.00	121874	12/05/2018	Monthly lawn service
							3,766.00	0.00			
6540 - Management Fee											
	01/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120796	01/02/2018	Management Fee for 01/2018
	02/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120885	02/02/2018	Management Fee for 02/2018
	03/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120985	03/01/2018	Management Fee for 03/2018
	04/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121065	04/04/2018	Management Fee for 04/2018
	05/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121180	05/01/2018	Management Fee for 05/2018
	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121278	06/05/2018	Management Fee for 06/2018
	07/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121393	07/02/2018	Management Fee for 07/2018
	08/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121495	08/02/2018	Management Fee for 08/2018
	09/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121584	09/04/2018	Management Fee for 09/2018
	10/01/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121666	10/01/2018	Management Fee for 10/2018
	11/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121747	11/02/2018	Management Fee for 11/2018
	12/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121837	12/03/2018	Management Fee for 12/2018
							4,800.00	0.00			
6691 - Parking Lot Repair											
3293	08/15/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Precision Pavement Maintenance, LLC	2200	1,715.76	0.00	121535	08/15/2018	Pressured washed and marked parking spots
6695 - Pest Control											
17685	01/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	120825	01/08/2018	monthly pest control
17812	02/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	120916	02/06/2018	monthly pest control
17945	03/02/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121006	03/07/2018	monthly pest control

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
18064	04/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121109	04/05/2018	monthly pest control
18200	05/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121203	05/04/2018	monthly pest control
18335	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121307	06/06/2018	monthly pest control
18473	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121420	07/05/2018	monthly pest control
18617	08/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121514	08/06/2018	monthly pest control
18780	09/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121618	09/07/2018	monthly pest control
18952	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121694	10/05/2018	monthly pest control
19096	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121767	11/06/2018	monthly pest control
19246	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Joe Loudat DBA/	2200	64.95	0.00	121872	12/05/2018	Monthly Pest Control
							779.40	0.00			
6700 - Plumbing Expense											
1876	01/24/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Twin City Plumbing LLC	2200	171.65	0.00	120870	01/24/2018	Repaired broken hose bib at #23
2025	07/10/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Twin City Plumbing LLC	2200	450.00	0.00	121437	07/10/2018	Repaired 1" main water line #11
							621.65	0.00			
6701 - Porter Service											
1313	01/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	35.00	0.00	120831	01/08/2018	bulk pick up
1477	08/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	191.95	0.00	121516	08/06/2018	monthly watering along barak and posted notices
1564	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Robert Walker	2200	45.00	0.00	121768	11/06/2018	Bulk Pick up
							271.95	0.00			
6705 - Professional Fees											
195246	07/12/2018	Oakridge Condos		2101 Barak 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											
74-2137908	08/24/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Internal Revenue Service	2200	22.94	0.00	121571	08/24/2018	2017 US Income Tax Return

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6810 - Utilities											
2062749	01/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	23.88	0.00	120816	01/08/2018	Electric
2062744	01/29/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	503.79	0.00	120876	01/29/2018	Utilities
2062752	01/29/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	24.07	0.00	120876	01/29/2018	
2062749	02/12/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	23.49	0.00	120937	02/12/2018	utilities
2062744	03/12/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	590.92	0.00	121024	03/12/2018	utilities
2062744	03/28/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	624.70	0.00	121062	03/28/2018	utilities
2062752	03/28/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	50.06	0.00	121062	03/28/2018	utilities
2062749	03/28/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	23.88	0.00	121062	03/28/2018	utilities
2062749	04/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	47.78	0.00	121100	04/05/2018	utilities
2062744	04/27/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	589.19	0.00	121174	04/27/2018	utilities
2062752	04/27/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	24.01	0.00	121174	04/27/2018	utilities
2062744	05/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	593.04	0.00	121198	05/04/2018	utilities
2062752	05/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	23.72	0.00	121198	05/04/2018	utilities
2062752	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	19.29	0.00	121300	06/06/2018	utilities
2062749	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	20.37	0.00	121300	06/06/2018	utilities
2062744	06/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	519.24	0.00	121300	06/06/2018	utilities
2062744	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	621.21	0.00	121414	07/05/2018	utilities
2062749	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	22.28	0.00	121414	07/05/2018	utilities
2062752	07/03/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	19.08	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
2062744	08/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	655.20	0.00	121504	08/06/2018	utilities
2062749	08/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	21.79	0.00	121504	08/06/2018	utilities
2062752	08/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	18.78	0.00	121504	08/06/2018	utilities
2062744	09/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	717.00	0.00	121609	09/07/2018	utilities
2062749	09/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	22.28	0.00	121609	09/07/2018	utilities
2062752	09/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	18.98	0.00	121609	09/07/2018	utilities
2062744	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	577.95	0.00	121686	10/05/2018	utilities
2062749	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	22.89	0.00	121686	10/05/2018	utilities
2062752	10/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	19.29	0.00	121686	10/05/2018	utilities
2062744	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	474.13	0.00	121769	11/06/2018	utilities
2062749	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	22.93	0.00	121769	11/06/2018	utilities
2062752	11/05/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	19.13	0.00	121769	11/06/2018	utilities
2062744	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	573.01	0.00	121863	12/05/2018	Utilities
2062749	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	24.08	0.00	121863	12/05/2018	Utilities
2062752	12/04/2018	Oakridge Condos		2101 Barak Bryan, TX 77802	Bryan Texas Utilities	2200	19.71	0.00	121863	12/05/2018	utilities
							7,571.15	0.00			
Total							37,903.89	0.00			

P.O. Box 2316
 Bloomington, Illinois 61702-2316

Last statement: November 30, 2018
 This statement: December 31, 2018
 Total days in statement period: 31

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(0)

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Direct inquiries to:
 877 734-2265



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

State Farm Bank
 PO Box 2316
 Bloomington IL 61702-2316

Non Profit Money Market

Account number		Beginning balance	\$27,812.89
Low balance	\$27,812.89	Total additions	373.83
Average balance	\$28,049.99	Total subtractions	5.00
Avg collected balance	\$28,038	Ending balance	\$28,181.72
Interest paid year to date	\$151.27		

INTEREST RATES

Effective dates	Interest Rate
11-30-18	1.000%

DEBITS

Date	Description	Subtractions
12-31	Service Charge	5.00
	DUAL SIGNATURE FEE	

CREDITS

Date	Description	Additions
12-11	Mail Deposit	350.00
12-31	Interest	23.83

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	27,812.89	12-11	28,162.89	12-31	28,181.72

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$28,049.99
Interest earned	\$23.83

00008425-0008425-Page 1 of 2-MSFDDAM0010119013544-DPCSPTENV3



OAKRIDGE HOA 2019 BUDGET

	2018 Budget	2018 Actual	2019 Budget
INCOME:	42000.00	42940.00	45360.00
Late/Violations	0.00	35.00	
Other Income:	0.00	1715.76	
TOTAL INCOME:	42000.00	44690.76	45360.00
 EXPENSE:			
Transfer to Reserve	4200.00	4183.00	4536.00 *
Roof Repair/Replace	150.00	0.00	150.00
Electrical Repair	300.00	474.56	500.00
General Maintenance	2000.00	394.13	1000.00
Insurance	12750.00	11228.95	12000.00 *
Lawn Maintenance	6200.00	3766.00	5000.00 *
Management Fee	4800.00	4800.00	4800.00 *
Office Expense	50.00	0.00	50.00
Pest Control	800.00	779.40	800.00
Legal/Professional	400.00	252.94	300.00
Utilities	7400.00	7571.15	7700.00 *
Plumbing	400.00	621.65	500.00
Fence Repair/Replace	1000.00	1844.40	2000.00
Special Projects	0.00	1715.76	
Porter Service	200.00	271.95	300.00
TOTAL EXPENSE:	40650.00	37903.89	39636.00
	1350.00	6789.87	5724.00
 State Farm Insurance Reserve Account Balance as of 12/31/2018			28181.72

Insurance includes an Employee Dishonesty Bond



Bob Walker
 Century 21 Real
 bobwalker@century21.com
 PH: 408.274.7007
 Fax: 408.274.7007

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/15/19 at 11:07 am

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 Number Search is 2101 Street Name is like 'barak'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	DOM
19000245	2101 Barak Lane #11	11	2	1/1	NONE	Oak Ridge Condos	1980	1,048	\$98.76	\$103,500	7

# LISTINGS:	1
Medians:	1980 1,048 \$98.76 \$103,500
Minimums:	1980 1,048 \$98.76 \$103,500
Maximums:	1980 1,048 \$98.76 \$103,500
Averages:	1980 1,048 \$98.76 \$103,500

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
18003203	2101 Barak Lane #4	4	2	1/1		Oak Ridge Condos	1980	1,048	\$95.42	\$99,999	\$99,000	\$94.47	06/29/2018	99.00	130

# LISTINGS:	1
Medians:	1980 1,048 \$95.42 \$99,999
Minimums:	1980 1,048 \$95.42 \$99,999
Maximums:	1980 1,048 \$95.42 \$99,999
Averages:	1980 1,048 \$95.42 \$99,999

Quick Statistics (2 Listings Total)				
	Min	Max	Average	Median
List Price	\$99,999	\$103,500	\$101,750	\$101,750
Sold Price	\$99,000	\$99,000	\$99,000	\$99,000

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 *** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME: Eljana Milioto	FAX (A/C, No): (979)774-3955
		PHONE (A/C, No, Ext): (979)774-3900	E-MAIL ADDRESS: eljana.milioto@sigbcs.com
		PRODUCER CUSTOMER ID #: 8093	
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	Oak Ridge Condo Owners Association c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	INSURER A: Westchester Surplus Lines Insurance Co	
		INSURER B: RLI Surety Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			FSF14618284001	09/19/2018	09/19/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Dishonesty/Fidelity Bond			FID0101862	01/26/2019	01/26/2020	Bond Limit 40,000

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

CERTIFICATE HOLDER**CANCELLATION**

AI 002873

Sample Certificate
 Contact Insurance Agency for Detailed Certificate
 or to verify any info (979)774-3900

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

AUTHORIZED REPRESENTATIVE

Fax: (979)774-3955

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