

*Oakhaven Townhomes  
Homeowners Association, Inc.  
2020 Annual Meeting*



*Saturday February 15<sup>th</sup>  
10:00 am @  
Century 21 Beal Inc. —  
Training Room*

# Oak Haven

## **Beal Properties Inc.**

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

**Oakhaven Community Association requests your attendance at the 2020 annual HOA meeting to be held at Beal Properties Inc. at 903 S. Texas Ave, College Station, Texas, Saturday, February 15<sup>th</sup>, 2020 at 1pm.**

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 on February 14<sup>th</sup>, 2020. You can mail the completed proxy (below) to Beal Properties Inc., 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com), or fax it to (979) 764-0508.

### **Agenda**

1. Roll Call
  2. Proof of meeting announcement
  3. Determination of quorum and examination of proxies
  4. Review & approval of minutes of 2019 Annual Meeting
  5. Financial report review (Delinquent Dues, 2020 Budget, 2019 Sales Report)
  6. Election or reinstatement of Officers and Board
  7. Old Business
  8. New Business
  9. Adjournment
- 

### **2020 Annual Meeting Proxy Statement**

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

Do hereby appoint \_\_\_\_\_  
Or (Circle one)

**Josephine Schroeter**

**Richard Clark**

**Patricia Iuen**

**Blake Reeves**

**Homer Tolson**

As agent for me, and in my name and stead to vote as my Proxy at the 2020 Annual Meeting of the Candlelight Village Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 15<sup>th</sup>, 2020 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 5:30pm February 15<sup>th</sup>, 2020.***

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



903 S. Texas Avenue  
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5/4/2019 - Meeting held at 404 D University Dr. E, College Station, Texas

Oakhaven Special Meeting: Vote on raising dues 50.00 a month to service the bank loan and a 250.00 special assessment to be paid by the owner for the down payment towards the bank loan.

Meeting was opened by Jo Schroeter at 10:06 am, introducing the members of the board to all in attendance. It was noted that this meeting was for only the approval or non-approval of the special assessment presented to the homeowners by the HOA board for the renovation of the complex. No other than the agenda presented at this meeting would be discussed.

Owners present & signed in:

2801 – Troy Jacobs  
2845 – Betty Keathley  
2824 – Elizabeth Wilson  
2839 – Janice Gilcrest  
2809 – Blake Reeves  
2849 – Boston & Olivia Campbell  
2826 – Homer Tolson  
2807 – Ric Clark  
2825 – Jo Schroeter  
2830 – Dick Burleson  
2819 – Hillary Martinez  
2821 – Haemin Kim

Proxies:

2822 – Caitlin Davis  
2829 – James Glover  
2811 – Simon Rousseau  
2815 – Jeff Corbin  
2820 – Patricia Iuen  
2841 – Sandra Gritter

Finances: Terry Thigpin reviewed:

- Income & expenses for 2018
- Cash flow for 2018
- Expense distribution for 2018
- Cash flow for January 2019 to May 1, 2019
- Noted that the HOA gained \$7,000 in 2018.

The biggest expenses were:

- Insurance
- Lawn crew
- Legal fees



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Terry Thigpin reviewed the projected & possible budgets for 2019 & 2020 with the loan payment or without the loan payment.

It was stated to the homeowners that they had received 99,026.31 from the insurance company for hail damage from the hail storm in March of 2019.

Terry Thigpin explained there would need to be 16 votes For or Against for the special assessment to be accepted or denied. 51% of 31 owners.

Terry Thigpin stated that the bank loan was for the following:

Total Amount of Loan - \$235,102.00

- Down Payment Amount - \$26,122.60 (10% of total cost of \$261,226)
- Duration of the note – 6 months interest only, followed by 174 mo. of P+I payments of \$2,069.68/mo. (180 mo. in total)
- Lender Name - Prosperity
- Interest Rate - 6.25%

Owners review the siding bid – technician that provided siding bid has offered to replace windows for owners at their own cost.

- Project should take 2.5 months to complete
- Review material provided in bid \*Gutters included in bid on all buildings\*
- Roof – 30 year shingles
  - Owners discuss color of roof & siding. Decision on the colors of the hardy plank siding and roof shingles are still undecided.

\*Dues to increase by \$50 to service the bank loan only. Will start at the discretion of the HOA board. The bank stated the 1<sup>st</sup> loan payment will be 6 months after the bank note is signed.

Motion made to take a vote:

- Owners voted by ballot for approval of the renovation project. Owners will pay a onetime special assessment of \$250 for the down payment & dues will increase by \$50

There were: Ballots were given to owners at the meeting to cast their vote **for** or **against**.

- 17 – Yes (votes confirmed by Toni Myers & Kristen Ford. Terry Thigpin suggested an owner confirm the number of votes. Votes were double checked by the owners of 2849)
- 2820 – Patricia Iuen voted, returned signed ballot to our office
- 2841 – Sandra Gritter voted, returned signed ballot via email
- 1 – No

Passes – over 51%

Meeting adjourn 11:15 AM

Beal Properties  
903 S. Texas Avenue College Station, TX 77840  
(979)764-2500 www.bealbcs.com

## **Oakhaven Board Meeting**

March 23, 2019 @ 2pm

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

Meeting open at 2pm and those attending were; Terry Thigpin & Becky Rice, representing BVP Management, Inc., Josephine Schroeter, Homer Tolson, Blake Reeves & Patti Ieun. Ric Clark was not able to attend.

Financials, maintenance and renovation reports were discussed briefly and then the board met with the individual contractors, whom the HOA Board had requested to interview.

The HOA Board first met and interviewed Chris Tola with Tola & Sons Supersiding.

### **TOLA & SONS SUPERSIDING PRESENTATION**

- Only James Hardy products will be used.
- The board asked TOLA to give them ballpark figures to replace doors and windows for owners wishing to have them replaced by TOLA.
- TOLA needs at least 3 weeks' notice for any homeowners wanting to replace them.
- It's expected to take 2 - 2½ months to complete the job.
- TOLA recommended that 3 colors be used in the color scheme: siding color, trim color, & door color.

The HOA Board met and interview Trent with TNT Roofing and his representative.

### **TNT ROOFING PRESENTATION**

- TAMKO building products are used.
- Roof will have a 30 year warranty.
- Dark colored roofs do not absorb any more heat than light colored roofs due to particles that are part of the composite.
- TNT recommended that the roof be in the same color family as the siding.
- Sheds having metal roofs will not be replaced so bid will be adjusted accordingly.

### **OTHER BUSINESS**

- Oakhaven HOA has \$36,000.00 available today that isn't tied up for other purposes.
  - Patti made a motion to charge each owner an assessment of \$250.00 up front, and to increase the monthly dues by \$50.00 a month to service the bank loan. Homer 2<sup>nd</sup> the motion, and the motion passed unanimously.
-

- The HOA Board asked Terry to meet with BVP Management's attorney and make sure everything printed and delivered to the Oakhaven Homeowners on the issue regarding the special meeting, to approve the HOA Boards motion to request 250.00 from each homeowner towards the down payment and increase the dues 50.00 a month to service the Bank loan, is properly done and follows the bylaws and declaration.
- The board decided to mail out a ballot in regard to the Oakhaven HOA Renovation Loan along with a cover letter explaining the options and asking who prefers a docuSign ballot and who prefers a ballot by mail.
- A special meeting will be held on Saturday, April 27, 2019 to explain, answer and request a vote on the loan and the options for paying for the siding, roof and gutters.

Meeting adjourned at 4:23pm.

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## Cash Flow

### Beal Properties

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	105.00	0.17	105.00	0.17
Homeowners Association Dues	52,200.02	86.92	52,200.02	86.92
HOA Special Assessment	7,750.00	12.90	7,750.00	12.90
<b>Total Operating Income</b>	<b>60,055.02</b>	<b>100.00</b>	<b>60,055.02</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	710.39	1.18	710.39	1.18
General Maintenance	4,378.35	7.29	4,378.35	7.29
Inspection	695.00	1.16	695.00	1.16
Insurance	17,068.00	28.42	17,068.00	28.42
Transfer to Reserves	111,984.31	186.47	111,984.31	186.47
Legal Fees	11,602.69	19.32	11,602.69	19.32
Lawn/Property Maintenance	9,746.99	16.23	9,746.99	16.23
Management Fee	4,464.00	7.43	4,464.00	7.43
Mortgage/Note Payment	9,976.09	16.61	9,976.09	16.61
Pest Control	1,418.14	2.36	1,418.14	2.36
Plumbing Expense	655.00	1.09	655.00	1.09
Professional Fees	432.00	0.72	432.00	0.72
Property Taxes	4.90	0.01	4.90	0.01
Utilities	437.34	0.73	437.34	0.73
<b>Total Operating Expense</b>	<b>173,573.20</b>	<b>289.02</b>	<b>173,573.20</b>	<b>289.02</b>
<b>NOI - Net Operating Income</b>	<b>-113,518.18</b>	<b>-189.02</b>	<b>-113,518.18</b>	<b>-189.02</b>
Total Income	60,055.02	100.00	60,055.02	100.00
Total Expense	173,573.20	289.02	173,573.20	289.02
<b>Net Income</b>	<b>-113,518.18</b>	<b>-189.02</b>	<b>-113,518.18</b>	<b>-189.02</b>
<b>Other Items</b>				
Prepayments	710.00		710.00	
<b>Net Other Items</b>	<b>710.00</b>		<b>710.00</b>	
<b>Cash Flow</b>	<b>-112,808.18</b>		<b>-112,808.18</b>	
<b>Beginning Cash</b>	<b>117,216.90</b>		<b>117,216.90</b>	
<b>Beginning Cash + Cash Flow</b>	<b>4,408.72</b>		<b>4,408.72</b>	
<b>Actual Ending Cash</b>	<b>4,408.72</b>		<b>4,408.72</b>	



## Expense Distribution

Exported On: 02/13/2020 12:29 PM

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>							
	03/07/2019	2815	Esther Brown	139.98	122182	03/08/2019	Esther Brown, Oakhaven Townhomes
<b>6390 - Electrical Repairs</b>							
11929	12/05/2019		Constant Current Electric	410.91	123067	12/06/2019	stairway lightening - no power
11867	12/05/2019		Constant Current Electric	299.48	123067	12/06/2019	2827 - broken wire in wall - no power
				710.39			
<b>6455 - General Maintenance</b>							
9517	02/04/2019	2801	Clean Up Crew	84.44	122057	02/06/2019	#2801 caulked around rear window &
							2824 fallen carports on 2824 & 2822,
9686	02/21/2019		Clean Up Crew	1,677.88	122155	03/07/2019	3 bad spots on roof due to standing
1449	03/04/2019		Petty-Faldyn Property Repair LLC	114.00	122168	03/07/2019	2831 --Repaired and rehung faulty
10901	04/04/2019		T. Fry Make Ready	111.65	122282	04/07/2019	trimmed tree & painted door #2821
10902	04/04/2019		T. Fry Make Ready	141.65	122282	04/07/2019	repainted door #2837
10932	05/06/2019		T. Fry Make Ready	61.23	122363	05/06/2019, 05/06/2019,	2820 Oakside / Install new dryer vent
1484	05/21/2019		Petty-Faldyn Property Repair LLC	289.00	122396	05/21/2019	General maintenance- 2828
A-2	06/06/2019		T. Fry Make Ready	40.00	122495	06/07/2019	2801 - cut bottom of fence to allow
1559	07/03/2019		Petty-Faldyn Property Repair LLC	568.00	122581	07/07/2019	general repair 2839
1656	08/06/2019		Petty-Faldyn Property Repair LLC	142.00	122685	08/07/2019	general repair- repair sink hole under
1622	08/22/2019		Petty-Faldyn Property Repair LLC	255.50	122726	08/26/2019	maintenance/install water collection
9983	11/05/2019		The Clean Up Crew	893.00	122963	11/06/2019	repair cracked walls and ceilings 2815
				4,378.35			
<b>6465 - Inspection</b>							
Oakhaven HOA	09/23/2019		Texas Professional Inspections	695.00	122823	09/23/2019	Post renovation inspection of siding
<b>6470 - Insurance</b>							
1505417104-001-000	02/11/2019		The Hanover Insurance Group	1,819.30	122082	02/11/2019	insurance
1505417104-001-000	03/14/2019		The Hanover Insurance Group	1,694.97	122197	03/14/2019	Monthly Insurance
1505417104-001-000	03/21/2019		The Hanover Insurance Group	1,694.97	122220	03/22/2019	Oakhaven Insurance
1505417104-001-000	05/17/2019		The Hanover Insurance Group	1,688.97	122388	05/20/2019	Monthly Insurance
1505417104-001-000	06/16/2019		The Hanover Insurance Group	1,694.97	122515	06/17/2019	monthly insurance
1505417104-001-000	07/15/2019		The Hanover Insurance Group	1,694.97	122612	07/19/2019	monthly insurance
1505417104-001-000	08/12/2019		The Hanover Insurance Group	1,694.97	122703	08/12/2019	Monthly Insurance
1505417104-001-000	09/16/2019		The Hanover Insurance Group	1,694.96	122812	09/17/2019	monthly insurance
1505417104-001-000	10/21/2019		The Hanover Insurance Group	1,694.96	122906	10/21/2019	monthly insurance
1505417104-001-000	11/15/2019		The Hanover Insurance Group	1,694.96	123005	11/15/2019	Monthly Insurance
				17,068.00			
<b>6471 - Transfer to Reserves</b>							
	01/01/2019		Oakhaven HOA	434.00	121924	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019		Oakhaven HOA	434.00	122036	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019		Oakhaven HOA	434.00	122124	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019		Oakhaven HOA	434.00	122245	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019		Oakhaven HOA	434.00	122330	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019		Oakhaven HOA	434.00	122414	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019		Oakhaven HOA	434.00	122544	07/02/2019	July 2019 - Transfer to Reserves
Roofing income from insurance	07/05/2019		Oakhaven HOA	99,026.31	122555	07/05/2019	Move to Reserve acct.
move to reserves	07/05/2019		Oakhaven HOA	7,750.00	122556	07/05/2019	Move to reserve acct.. down payment
	08/01/2019		Oakhaven HOA	434.00	122650	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019		Oakhaven HOA	434.00	122749	09/03/2019	September 2019 - Transfer to
	10/01/2019		Oakhaven HOA	434.00	122843	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019		Oakhaven HOA	434.00	122940	11/01/2019	November 2019 - Transfer to
	12/01/2019		Oakhaven HOA	434.00	123025	12/02/2019	December 2019 - Transfer to
				111,984.31			
<b>6473 - Legal Fees</b>							
15088	01/06/2019		Rife & Beddingfield, P.C.	1,553.75	121983	01/10/2019	Legal fees concerning TWC
15210	03/04/2019		Rife & Beddingfield, P.C.	762.50	122169	03/07/2019	legal issues with unit 2801
15273	03/29/2019		Rife & Beddingfield, P.C.	54.45	122280	04/07/2019	2801 legal fees
15337	05/05/2019		Rife & Beddingfield, P.C.	495.00	122360	05/06/2019	legal service
40939	05/17/2019		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2,925.00	122386	05/20/2019	legal fees for 2801 Oakhaven



40938	05/17/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	550.00	122386	05/20/2019	legal fees for 2801 Oakhaven
41190	07/12/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	225.00	122599	07/12/2019	Oakhaven General matters, questions on Special Assessment meeting
41191	07/12/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	3,873.65	122599	07/12/2019	Legal matters concerning Troy Jacobs, court appearance, final drafts
19-1095	08/12/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	933.34	122701	08/12/2019	Legal matters concerning Troy Jacobs, court appearance, final drafts
41456	09/09/2019	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	225.00	122792	09/09/2019	professional services
103604601	10/08/2019	Secretary of State	5.00	122889	10/14/2019	Update Secretary of State - Oak
			11,602.69			
<b>6475 - Lawn/Property Maintenance</b>						
738	01/06/2019	Lopez Boyz	384.00	121965	01/07/2019	Monthly Lawn Maintenance
764	02/06/2019	Lopez Boyz	575.00	122064	02/06/2019	1/8. 1/18. 1/29 mow, edge, weed-eat
30219b	03/05/2019	Green Magic, Lawn, Tree and	286.86	122162	03/07/2019	Lawn Treatment
859	03/06/2019	Lopez Boyz	575.00	122167	03/07/2019	Monthly Lawn Maintenance
939	04/05/2019	Lopez Boyz	575.00	122278	04/07/2019	lawn maintenance
1009	05/06/2019	Lopez Boyz	80.00	122359	05/06/2019	2801 - Did some additional drainage to
1038	05/06/2019	Lopez Boyz	575.00	122359	05/06/2019	Monthly Lawn Maintenance
1180	06/06/2019	Lopez Boyz	575.00	122491	06/07/2019	Monthly Lawn Maintenance
1192	06/07/2019	Lopez Boyz	40.00	122498	06/07/2019	prune plants in back
2019-667	07/03/2019	Brazos Valley Stump Grinding and	1,136.63	122568	07/07/2019	tree trimming
1296	07/05/2019	Lopez Boyz	575.00	122575	07/07/2019	lawn maintenance
1222	07/05/2019	Lopez Boyz	85.00	122575	07/07/2019	lawn maintenance-cut and remove
2019-769	08/06/2019	Brazos Valley Stump Grinding and	649.50	122675	08/07/2019	tree removal/haul
1386	08/06/2019	Lopez Boyz	575.00	122684	08/07/2019	lawn maintenance- July 3,17,25
1470	09/06/2019	Lopez Boyz	575.00	122780	09/06/2019	Monthly Lawn Maintenance
1477	09/08/2019	Lopez Boyz	220.00	122782	09/08/2019	Trimmed tree and cut hanging tree
1630	10/04/2019	Lopez Boyz	575.00	122864	10/06/2019	lawn maintenance Sept. 2,11,22
1642	10/04/2019	Lopez Boyz	120.00	122864	10/06/2019	lawn maintenance - tree removal
1679	11/06/2019	Lopez Boyz	575.00	122969	11/06/2019	monthly lawn service 10/1, 10/11,
1775	12/06/2019	Lopez Boyz	95.00	123070	12/06/2019	fill in hole - plumbing repair
1767	12/06/2019	Lopez Boyz	85.00	123070	12/06/2019	repair water run off - trenches
1766	12/06/2019	Lopez Boyz	240.00	123070	12/06/2019	blow leaves from gutters
1754	12/06/2019	Lopez Boyz	575.00	123070	12/06/2019	Monthly Lawn Maintenance -
			9,746.99			
<b>6540 - Management Fee</b>						
	01/03/2019	BVP Management, Inc.	372.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	372.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	372.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	372.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	372.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	372.00	122469	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	372.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	372.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	372.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	372.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	372.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019	Beal Properties	372.00	123023	12/02/2019	Management Fee for 12/2019
			4,464.00			
<b>6560 - Mortgage/Note Payment</b>						
1077137	06/05/2019	Prosperity Bank	857.14	122472	06/05/2019	Construction interest payment note
1077137	07/02/2019	Prosperity Bank	1,224.49	122553	07/02/2019	Construction interest payment note
1077137	08/06/2019	Prosperity Bank	1,265.31	122672	08/06/2019	Construction interest payment note
1077137	09/04/2019	Prosperity Bank	1,265.30	122770	09/05/2019	monthly loan payment
1077137	10/02/2019	Prosperity Bank	1,224.49	122855	10/02/2019	Construction interest payment note
1077137	11/01/2019	Prosperity Bank	2,069.68	122934	11/01/2019	Loan Payment
1077137	12/03/2019	Prosperity Bank	2,069.68	123039	12/03/2019	Renovation bank loan
			9,976.09			
<b>6695 - Pest Control</b>						
19371	01/06/2019	Joe Loudat DBA/	97.43	121962	01/07/2019	Monthly Pest Control Service
19502	02/05/2019	Joe Loudat DBA/	97.43	122062	02/06/2019	monthly pest control
19634	03/04/2019	Joe Loudat DBA/	97.43	122165	03/07/2019	Monthly Pest Control
1462	04/04/2019	Joe Loudat DBA/	97.43	122276	04/07/2019	monthly pest control
1462	05/05/2019	Joe Loudat DBA/	97.43	122357	05/06/2019	monthly pest control 2817-2839 odd
20040	06/04/2019	Joe Loudat DBA/	97.43	122490	06/07/2019	Monthly Pest Control/2801-2815(odd)
20208	07/04/2019	Joe Loudat DBA/	86.60	122574	07/07/2019	pest control-exterior rats/mice
20209	07/05/2019	Joe Loudat DBA/	162.38	122574	07/07/2019	pest control-sub-terr termite spot treat
20177	07/05/2019	Joe Loudat DBA/	97.43	122574	07/07/2019	monthly pest control-exterior
20323	08/06/2019	Joe Loudat DBA/	97.43	122683	08/07/2019	pest control-exterior roach/ant
20498	09/04/2019	Joe Loudat DBA/	97.43	122767	09/05/2019	monthly pest service exterior 2817-
20664	10/03/2019	Joe Loudat DBA/	97.43	122863	10/06/2019	monthly pest control-exterior 2841-
20812	11/05/2019	Joe Loudat DBA/	97.43	122961	11/06/2019	monthly pest control-exterior #2801-
20965	12/04/2019	Joe Loudat DBA/	97.43	123055	12/05/2019	monthly pestcontrol- 2817-2839 (odd)
			1,418.14			
<b>6700 - Plumbing Expense</b>						
2273	03/21/2019	Twin City Plumbing LLC	165.00	122223	03/22/2019	2807 main water line repair
2420	09/04/2019	Twin City Plumbing LLC	145.00	122772	09/05/2019	repaired water leak at meter-2841
2491	11/15/2019	Twin City Plumbing LLC	250.00	123007	11/15/2019	2825 Oaksd / Replaced 3ft of 1/2

26736	12/23/2019		Holman's Quality Plumbing	95.00	123104	12/23/2019	Check for sewer line stoppage
				655.00			
<b>6705 - Professional Fees</b>							
698538897	03/21/2019		Secretary of State	17.00	122222	03/22/2019	Oakhaven state document
21054	08/06/2019		Ed Slovacek, CPA, PLLC	415.00	122679	08/07/2019	prepare taxes
				432.00			
<b>6710 - Property Taxes</b>							
87122	01/15/2019		Kristeen Roe, Tax A/C	2.45	122011	01/23/2019	brazos county 2018 tax statment
87123	01/15/2019		Kristeen Roe, Tax A/C	2.45	122011	01/23/2019	brazos county 2018 tax statment
				4.90			
<b>6810 - Utilities</b>							
2063524	01/06/2019		Bryan Texas Utilities	36.42	121953	01/07/2019	Utilities
2063524	02/04/2019		Bryan Texas Utilities	36.42	122055	02/06/2019	2815 electric
2063524	03/04/2019		Bryan Texas Utilities	36.42	122152	03/07/2019	Utilities
2063524	04/03/2019		Bryan Texas Utilities	36.42	122266	04/07/2019	2815 electric
2063524	05/05/2019		Bryan Texas Utilities	36.42	122347	05/06/2019	monthly utilities
2063524	06/04/2019		Bryan Texas Utilities	36.43	122478	06/07/2019	monthly utilities-2815
2063524	07/04/2019		Bryan Texas Utilities	36.42	122576	07/07/2019	monthly utilities
2063524	08/06/2019		Bryan Texas Utilities	36.71	122676	08/07/2019	monthly utilities-electricity
2063524	09/04/2019		Bryan Texas Utilities	36.42	122761	09/05/2019	monthly utilities-electricity 2815
2063524	10/03/2019		Bryan Texas Utilities	36.42	122857	10/06/2019	monthly utilities-electricity
2063524	11/05/2019		Bryan Texas Utilities	36.42	122957	11/06/2019	monthly utilities-electricity
2063524	12/03/2019		Bryan Texas Utilities	36.42	123047	12/05/2019	monthly utilities-electricity
				437.34			
<b>Total</b>							
				173,713.18			

**Homeowner Delinquency**

**Properties:** Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

**Delinquency Note Range:** All Time

**Amount Owed In Account:** All

**Balance:** Greater than 190.00

Unit	Name	Amount Receivable
<b>Oakhaven Townhomes - Oakside Dr Bryan, TX 77802</b>		
2831	payment plan	810.00

**Total** **\$810.00**



# PROSPERITY BANK<sup>®</sup>

Visit us online at ProsperityBankUSA.com

Statement Date

12/22/2019

13959 1 AB 0.412

Account No

OAKHAVEN COMMUNITY ASSOCIATION, INC.

Page 1 of 4

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



## STATEMENT SUMMARY

TX Small Business Check Account No

11/25/2019	Beginning Balance		\$16,352.35
	1 Deposits/Other Credits	+	\$434.00
	1 Checks/Other Debits	-	\$7,700.00
12/22/2019	Ending Balance	28 Days in Statement Period	\$9,086.35
	Total Enclosures		2

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/03/2019	Deposit	\$434.00

## OTHER DEBITS

Date	Description	Amount
12/06/2019	Withdrawal	\$7,700.00

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## TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

## DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
11-25	\$16,352.35	12-03	\$16,786.35	12-06	\$9,086.35

0000

102481 : 01395901



MEMBER FDIC



NYSE Symbol "PB"

# OAKHAVEN COMMUNITY ASSOCIATION

	2019 Budget	2019 Actual	2020 Budget
<b>Income:</b>			
HOA DUES:	52080	52910.02	70680
LATE FEES/VIOLATIONS		105	
Insurance Reimbursement			
Special Assessment		7750	
<b>TOTAL INCOME:</b>	<b>52080</b>	<b>60765.02</b>	<b>70680</b>
<b>Expenses:</b>			
Insurance	18193	17068	18193
General Maintenance	4000	5088.74	2000
Legal Fees	6000	11602.69	500
Management Fees	4464	4464	4464
Lawn Maintenance	8500	9746.99	8500
Pest Control	1500	1418.14	1500
Plumbing	500	655	500
Roofing Repairs	0	0	0
Utilities	450	437.34	450
Renovation Loan Payment	0	9976.09	24836.16
Transfer to Reserves	5208	111984.31	7068
Professional/Tax	500	1131.9	500
<b>Total Expenses:</b>	<b>49315</b>	<b>173573.2</b>	<b>68511.16</b>
<b>Total Difference:</b>	<b>2765</b>	<b>-112,808.18</b>	<b>2168.84</b>
<b>Operating Bank Balance 12/31/2019</b>	<b>4,408.72</b>		
<b>Reserve Bank Acct Balance 12/31/2019</b>	<b>9,086.35</b>		
<b>Renovation Loan Balance 02/11/2020</b>	<b>231,817.60</b>		



Bob Walker  
Century 21 Beal  
bobw@century21beal.com  
Ph: \_\_\_\_\_  
Need a REALTOR? What About BOB?



### CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/14/20 at 4:32 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/14/2020 to 12/31/2018 Subdivision Code is 'Oakhaven'

#### Residential

##### Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
19000799	2815 Oakside Drive		2	2/-	1	Oakhaven	1981	1,247	\$108.26	\$135,000	\$132,500	\$106.26	02/21/2019	98.15	31
19012320	2839 Oakside Drive		2	2/1	2	Oakhaven	1981	1,221	\$108.85	\$132,900	\$132,500	\$108.52	10/02/2019	99.70	62
# LISTINGS:		2	Medians:				1981	1,234	\$108.55	\$133,950	\$132,500	\$107.39		98.92	47
			Minimums:				1981	1,221	\$108.26	\$132,900	\$132,500	\$106.26		98.15	31
			Maximums:				1981	1,247	\$108.85	\$135,000	\$132,500	\$108.52		99.70	62
			Averages:				1981	1,234	\$108.55	\$133,950	\$132,500	\$107.39		98.92	47

#### Quick Statistics ( 2 Listings Total )

	Min	Max	Average	Median
List Price	\$132,900	\$135,000	\$133,950	\$133,950
Sold Price	\$132,500	\$132,500	\$132,500	\$132,500

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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.



OAKHAVE-01

KDREIER

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/13/2020

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

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

<b>PRODUCER</b> Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845	<b>CONTACT NAME:</b> Karla Dreier-Gligoor	
	<b>PHONE (A/C, No, Ext):</b> (979) 764-8444	<b>FAX (A/C, No):</b> (979) 694-7603
	<b>E-MAIL ADDRESS:</b> kdreier@dextercompany.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Massachusetts Bay Ins. Co.	22306
<b>INSURED</b>  Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<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  OTHER:		ODD8972900	3/1/2020	3/1/2021	EACH OCCURRENCE \$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
						MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY  <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					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  DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY  ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
						E.I. EACH ACCIDENT \$
						E.I. DISEASE - EA EMPLOYEE \$
						E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Coverage applies to: 2801-2849 Oakside Dr Bryan, TX 77802.

Except with respect to the Limits of Insurance, Separation of Insureds applies as if each Named Insured were the only Named Insured.

Coverage applies to: 2801-2849 Oakside Dr. Except with respect to the Limits of Insurance, Separation of Insured's applies as if each Named Insured were the only Named Insured.

## CERTIFICATE HOLDER

## CANCELLATION

Certificate of Insurance

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





KDREIER

**EVIDENCE OF PROPERTY INSURANCE**DATE (MM/DD/YYYY)  
2/13/2020

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

<b>AGENCY</b> Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845		<b>PHONE</b> (A/C, No, Ext): (979) 764-8444		<b>COMPANY</b> Massachusetts Bay Ins. Co.	
<b>FAX</b> (A/C, No): (979) 694-7603		<b>E-MAIL ADDRESS:</b> kdreier@dextercompany.com			
<b>CODE:</b> 1602367		<b>SUB CODE:</b>			
<b>AGENCY CUSTOMER ID #:</b> OAKHAVE-01					
<b>INSURED</b> Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840			<b>LOAN NUMBER</b>		<b>POLICY NUMBER</b> ODD8972900
			<b>EFFECTIVE DATE</b> 3/1/2020	<b>EXPIRATION DATE</b> 3/1/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

**PROPERTY INFORMATION**

**LOCATION/DESCRIPTION**  
Loc # 1, Bldg # 1, 2801-2807 Oakside Dr, BRYAN, TX 77802, 2801-2807 Oakside Dr Bryan Tx  
Loc # 2, Bldg # 1, 2809-2811 Oakside Dr, BRYAN, TX 77802, 2809-2811 Oakside Dr Bryan Tx  
Loc # 3, Bldg # 1, 2813-2815 Oakside Dr, BRYAN, TX 77802, 2813-2815 Oakside Dr Bryan Tx  
Loc # 4, Bldg # 1, 2817-2839 Oakside Dr, BRYAN, TX 77802, 2817-2839 Oakside Dr Bryan Tx  
Loc # 5, Bldg # 1, 2841-2843 Oakside Dr, BRYAN, TX 77802, 2841-2843 Oakside Dr Bryan Tx  
SEE ATTACHED ACORD 101

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

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	X	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS							
BI and PD occurrence Limit						\$1,000,000	
Aggregate Limit						\$2,000,000	
Medical expense (per person) Limit						\$5,000	
Personal & advertising injury Limit						\$1,000,000	
Products & completed operations Limit						\$2,000,000	
Professional Liability Directors and officers Limit							
Loc # 1, Bldg # 1							
Building						\$447,218	1,000
Wind							5,000
SEE ATTACHED ACORD 101							

**REMARKS (Including Special Conditions)**

--

**CANCELLATION**

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

**ADDITIONAL INTEREST**

<b>NAME AND ADDRESS</b>  Evidence of Insurance	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	<b>LOAN #</b>		
	<b>AUTHORIZED REPRESENTATIVE</b> 		