

*Oakridge Homeowners  
Association, Inc.*



*2020 Annual Meeting  
Tuesday January 21<sup>st</sup>, 2020  
6:00pm @ Beal Properties Inc.*



# Oakridge Condominiums

Oakridge Owners Association requests your attendance at the 2020 Annual HOA Meeting to be held at **Beal Properties at 903 S. Texas Ave College Station 77840**, on Tuesday, January 21<sup>st</sup>, 2020 at 6:00 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 20<sup>th</sup>, 2020. You can mail the completed proxy (below) to Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to [toni@bealbcs.com](mailto:toni@bealbcs.com) or fax it to (979) 764-0508.

### Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Reading and approval of minutes of preceding annual meeting
3. Review of 2019 Completed Projects
4. Financial report. (2019 Financial Report, Delinquencies, 2020 Budget, Sales)
5. Election/Reinstatement of Officers & Directors
6. Old Business - Electrical panel Bldg. # 1, Plumbing completion, erosion under A/C units Bldg. #2 and BTU bill /water leaks
6. New business
7. Adjournment

### 2020 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 2020 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 21<sup>st</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 5:30 pm January 20<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  
College Station, TX 77840  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

## Minutes of Oakridge Homeowner's Association Meeting

Annual Meeting Date: January 29, 2019

The meeting was called to order at 6:30pm by John Litton, President

Those in attendance were:

John Litton, President - Unit #10

Linda Litton - Unit #10

Vince Marino, Vice President - Unit #27

Donna West, Secretary - Unit #6

Steve Browder, Director at Large - Unit #9

Safia Naqi, Director at Large - Unit #3)

Syed Naqi - Unit #3

Bob Roepke - Unit #28

Scott Riley - Unit #4

Irene Erion - Unit #8

(also 2 signed proxies were received from Linda White - Unit #18 and Stephanie George Simpson - Unit #19)

Motion to dismiss the reading of the minutes from last year by John Litton and seconded by Vince Marino.

Completed projects include:

- 1) fences replaced on units 9, 16, and 28
- 2) replaced shut off valve on building 1
- 3) parking lot was numbered
- 4) siding repairs to unit 11

Financial report reviewed by Terry Thigpen:

- 1) HOA dues have been collected from all homeowners (no one is delinquent).
- 2) All expenses have been paid on time.

2019 Budget was reviewed and approved that included a motion to increase monthly dues by \$10.00. Motion was seconded and voted to approve increase.

New business:

- 1) BVPM to get estimate for power washing all fences
- 2) Contact the "Big Event" with regards to staining all fences by Steve Browder
- 3) Determine fences needing to be repaired/replaced by Steve Browder and John Litton
- 4) Letter to homeowners, property management, and real estate companies stating that Oakridge Condominiums cannot support more than two (2) cars per unit to be sent out by BVPM
- 5) Replace dead tree on Oakridge Drive
- 6) Estimate for "Oakridge Condominium" sign removal and replacement by John Litton

Vince Marino motioned to approve the officers and Bob Roepke seconded the motion. All present approved. The meeting was adjourned at 7:08pm.

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## Cash Flow

### Beal Properties

Properties: Oakridge Condos - 2101 Barak 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>                         |                  |                      |                     |                          |
| Homeowners Association Dues           | 43,553.00        | 100.00               | 43,553.00           | 100.00                   |
| <b>Total Operating Income</b>         | <b>43,553.00</b> | <b>100.00</b>        | <b>43,553.00</b>    | <b>100.00</b>            |
| <b>Expense</b>                        |                  |                      |                     |                          |
| Electrical Repairs                    | 975.82           | 2.24                 | 975.82              | 2.24                     |
| General Maintenance                   | 1,957.00         | 4.49                 | 1,957.00            | 4.49                     |
| Insurance                             | 12,633.73        | 29.01                | 12,633.73           | 29.01                    |
| Transfer to Reserves                  | 4,200.00         | 9.64                 | 4,200.00            | 9.64                     |
| Legal Fees                            | 335.00           | 0.77                 | 335.00              | 0.77                     |
| Lawn/Property Maintenance             | 6,961.74         | 15.98                | 6,961.74            | 15.98                    |
| Special Projects                      | 3,290.00         | 7.55                 | 3,290.00            | 7.55                     |
| Management Fee                        | 4,800.00         | 11.02                | 4,800.00            | 11.02                    |
| Pest Control                          | 779.38           | 1.79                 | 779.38              | 1.79                     |
| Plumbing Expense                      | 2,950.00         | 6.77                 | 2,950.00            | 6.77                     |
| Porter Service                        | 565.00           | 1.30                 | 565.00              | 1.30                     |
| Professional Fees                     | 235.00           | 0.54                 | 235.00              | 0.54                     |
| Tax Expense                           | 15.98            | 0.04                 | 15.98               | 0.04                     |
| Utilities                             | 10,953.74        | 25.15                | 10,953.74           | 25.15                    |
| <b>Total Operating Expense</b>        | <b>50,652.39</b> | <b>116.30</b>        | <b>50,652.39</b>    | <b>116.30</b>            |
| <b>NOI - Net Operating Income</b>     | <b>-7,099.39</b> | <b>-16.30</b>        | <b>-7,099.39</b>    | <b>-16.30</b>            |
| Total Income                          | 43,553.00        | 100.00               | 43,553.00           | 100.00                   |
| Total Expense                         | 50,652.39        | 116.30               | 50,652.39           | 116.30                   |
| <b>Net Income</b>                     | <b>-7,099.39</b> | <b>-16.30</b>        | <b>-7,099.39</b>    | <b>-16.30</b>            |
| <b>Other Items</b>                    |                  |                      |                     |                          |
| Prepayments                           | -713.00          |                      | -713.00             |                          |
| <b>Net Other Items</b>                | <b>-713.00</b>   |                      | <b>-713.00</b>      |                          |
| <b>Cash Flow</b>                      | <b>-7,812.39</b> |                      | <b>-7,812.39</b>    |                          |
| Beginning Cash                        | 2,380.36         |                      | 2,380.36            |                          |
| Beginning Cash + Cash Flow            | -5,432.03        |                      | -5,432.03           |                          |
| Actual Ending Cash                    | -5,432.03        |                      | -5,432.03           |                          |

## Expense Distribution

Exported On: 01/21/2020 01:48 PM

Properties: Oakridge Condos - 2101 Barak 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>  |            |      |                                                        |           |                              |                                          |                                                             |
|                                         | 10/17/2019 | #22  | Dunpei Gan                                             | 895.00    | 122903                       | 10/21/2019                               | Dunpei Gan, Oakridge Condos - #22: Move Out Refund          |
| <b>4605 - Transfer Fee</b>              |            |      |                                                        |           |                              |                                          |                                                             |
| 88523                                   | 05/30/2019 |      | BVP Management, Inc.                                   | 100.00    | 122501                       | 06/11/2019                               | Transfer fee for OR#11                                      |
| <b>6390 - Electrical Repairs</b>        |            |      |                                                        |           |                              |                                          |                                                             |
| 11646                                   | 02/04/2019 |      | Constant Current Electric                              | 128.82    | 122058                       | 02/06/2019                               | Repaired doorbell.                                          |
| 11664                                   | 03/07/2019 |      | Constant Current Electric                              | 847.00    | 122158                       | 03/07/2019                               | Installed new 100 amp ce breaker Unit #6                    |
|                                         |            |      |                                                        | 975.82    |                              |                                          |                                                             |
| <b>6455 - General Maintenance</b>       |            |      |                                                        |           |                              |                                          |                                                             |
| 10597                                   | 01/04/2019 |      | T. Fry Make Ready                                      | 93.81     | 121967                       | 01/07/2019                               | #25, Replaced exterior GFI plug                             |
| 9577                                    | 01/06/2019 |      | Clean Up Crew                                          | 169.95    | 121957                       | 01/07/2019                               | #11 / siding replaced and painted. Painted front door       |
| 34856455                                | 04/10/2019 |      | John Litton                                            | 45.03     | 122295,<br>122295,<br>122300 | 04/11/2019,<br>04/11/2019,<br>04/15/2019 | fence materials                                             |
| 34854143                                | 04/10/2019 |      | John Litton                                            | 95.20     | 122295,<br>122295,<br>122300 | 04/11/2019,<br>04/11/2019,<br>04/15/2019 | fence materials                                             |
| 17207028                                | 04/10/2019 |      | John Litton                                            | 371.61    | 122295,<br>122295,<br>122300 | 04/11/2019,<br>04/11/2019,<br>04/15/2019 | stain for fences                                            |
| 1679                                    | 05/05/2019 |      | Robert Walker                                          | 231.40    | 122362                       | 05/06/2019                               | install numbers on all gates                                |
| 1208                                    | 06/06/2019 |      | Lopez Boyz                                             | 600.00    | 122491                       | 06/07/2019                               | Removed & hauled sign from property, planted tree and grass |
| 1512                                    | 06/06/2019 |      | Petty-Faldyn Property Repair LLC                       | 60.00     | 122493                       | 06/07/2019                               | #17- Gate Latch reattached,                                 |
| 1542                                    | 06/19/2019 | #26  | Petty-Faldyn Property Repair LLC                       | 57.00     | 122528                       | 06/20/2019                               | Sliding door repair                                         |
| 1625                                    | 07/21/2019 |      | Petty-Faldyn Property Repair LLC                       | 175.00    | 122630                       | 07/25/2019                               | general maintenance- gutter repair #16                      |
| 1719                                    | 09/04/2019 |      | Petty-Faldyn Property Repair LLC                       | 58.00     | 122769                       | 09/05/2019                               | gate repaired-#16                                           |
|                                         |            |      |                                                        | 1,957.00  |                              |                                          |                                                             |
| <b>6470 - Insurance</b>                 |            |      |                                                        |           |                              |                                          |                                                             |
| TXH-821906                              | 01/07/2019 |      | IPFS Corporation                                       | 940.25    | 121972                       | 01/07/2019                               | Monthly Insurance                                           |
| TXH-821906                              | 02/06/2019 |      | IPFS Corporation                                       | 940.25    | 122072                       | 02/06/2019                               | insurance                                                   |
| TXH-821906                              | 03/04/2019 |      | IPFS Corporation                                       | 940.25    | 122174                       | 03/07/2019                               | Monthly Insurance                                           |
| TXH-821906                              | 04/05/2019 |      | IPFS Corporation                                       | 940.25    | 122286                       | 04/07/2019                               | insurance                                                   |
| TXH-821906                              | 05/05/2019 |      | IPFS Corporation                                       | 940.25    | 122356                       | 05/06/2019                               | Monthly Insurance                                           |
| TXH-821906                              | 06/04/2019 |      | IPFS Corporation                                       | 940.25    | 122488                       | 06/07/2019                               | monthly insurance                                           |
| TXH-821906                              | 07/07/2019 |      | IPFS Corporation                                       | 940.25    | 122565                       | 07/07/2019                               | monthly insurance                                           |
| 8093                                    | 09/19/2019 |      | Service Ins. Group, Inc.                               | 3,149.48  | 122817                       | 09/19/2019                               | 2019-2020 Annual insurance down payment                     |
| bh-942979                               | 10/07/2019 |      | IPFS Corporation                                       | 900.50    | 122883                       | 10/07/2019                               | Insurance payment - October                                 |
| TXH-942979                              | 11/05/2019 |      | IPFS Corporation                                       | 900.50    | 122967                       | 11/06/2019                               | monthly insurance                                           |
| FID0101862                              | 12/03/2019 |      | RLI Surety                                             | 201.00    | 123058                       | 12/05/2019                               | monthly insurance                                           |
| TXH-942979                              | 12/16/2019 |      | IPFS Corporation                                       | 900.50    | 123093                       | 12/17/2019                               | monthly insurance                                           |
|                                         |            |      |                                                        | 12,633.73 |                              |                                          |                                                             |
| <b>6471 - Transfer to Reserves</b>      |            |      |                                                        |           |                              |                                          |                                                             |
|                                         | 01/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 121925                       | 01/03/2019                               | January 2019 - Transfer to Reserves                         |
|                                         | 02/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122037                       | 02/04/2019                               | February 2019 - Transfer to Reserves                        |
|                                         | 03/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122125                       | 03/04/2019                               | March 2019 - Transfer to Reserves                           |
|                                         | 04/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122246                       | 04/04/2019                               | April 2019 - Transfer to Reserves                           |
|                                         | 05/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122331                       | 05/02/2019                               | May 2019 - Transfer to Reserves                             |
|                                         | 06/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122415                       | 06/03/2019                               | June 2019 - Transfer to Reserves                            |
|                                         | 07/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122545                       | 07/02/2019                               | July 2019 - Transfer to Reserves                            |
|                                         | 08/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122651                       | 08/05/2019                               | August 2019 - Transfer to Reserves                          |
|                                         | 09/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122750                       | 09/03/2019                               | September 2019 - Transfer to Reserves                       |
|                                         | 10/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122844                       | 10/02/2019                               | October 2019 - Transfer to Reserves                         |
|                                         | 11/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 122941                       | 11/01/2019                               | November 2019 - Transfer to Reserves                        |
|                                         | 12/01/2019 |      | Oakridge Owners' Association                           | 350.00    | 123026                       | 12/02/2019                               | December 2019 - Transfer to Reserves                        |
|                                         |            |      |                                                        | 4,200.00  |                              |                                          |                                                             |
| <b>6473 - Legal Fees</b>                |            |      |                                                        |           |                              |                                          |                                                             |
| 41457                                   | 09/09/2019 |      | Bruchez, Goss, Thornton,<br>Meronoff & Hawthorne, P.C. | 330.00    | 122792                       | 09/09/2019                               | professional services                                       |
| 51020001                                | 10/08/2019 |      | Secretary of State                                     | 5.00      | 122889                       | 10/14/2019                               | Update Secretary of State - Oak Ridge                       |
|                                         |            |      |                                                        | 335.00    |                              |                                          |                                                             |
| <b>6475 - Lawn/Property Maintenance</b> |            |      |                                                        |           |                              |                                          |                                                             |
| 732                                     | 01/06/2019 |      | Lopez Boyz                                             | 350.00    | 121965                       | 01/07/2019                               | Monthly Lawn Maintenance                                    |
| 746                                     | 01/06/2019 |      | Lopez Boyz                                             | 120.00    | 121965                       | 01/07/2019                               | Cleaned out gutters at Oakridge                             |
| 758                                     | 02/06/2019 |      | Lopez Boyz                                             | 350.00    | 122064                       | 02/06/2019                               | 1/8, 1/18, 1/29 mow, edge, weed-eat                         |
| 853                                     | 03/06/2019 |      | Lopez Boyz                                             | 350.00    | 122167                       | 03/07/2019                               | Monthly Lawn Maintenance                                    |

|                                 |            |  |                                          |          |        |            |                                                             |
|---------------------------------|------------|--|------------------------------------------|----------|--------|------------|-------------------------------------------------------------|
| 943                             | 04/05/2019 |  | Lopez Boyz                               | 350.00   | 122278 | 04/07/2019 | lawn maintenance                                            |
| 930                             | 04/05/2019 |  | Lopez Boyz                               | 25.00    | 122278 | 04/07/2019 | clean gutters                                               |
| 319E                            | 04/09/2019 |  | Green Magic, Lawn, Tree and Shrub Health | 135.31   | 122294 | 04/11/2019 | lawn maintenance                                            |
| 1042                            | 05/06/2019 |  | Lopez Boyz                               | 350.00   | 122359 | 05/06/2019 | Monthly Lawn Maintenance                                    |
| 1184                            | 06/06/2019 |  | Lopez Boyz                               | 350.00   | 122491 | 06/07/2019 | Monthly Lawn Maintenance                                    |
| 1208                            | 06/06/2019 |  | Lopez Boyz                               | 600.00   | 122491 | 06/07/2019 | Removed & hauled sign from property, planted tree and grass |
| 1209                            | 06/06/2019 |  | Lopez Boyz                               | 45.00    | 122491 | 06/07/2019 | Cut Branches                                                |
| 2019-507                        | 06/16/2019 |  | Brazos Valley Stump Grinding and Tree    | 974.25   | 122510 | 06/17/2019 | tree removal and haul off                                   |
| 1240                            | 07/05/2019 |  | Lopez Boyz                               | 85.00    | 122575 | 07/07/2019 | lawn maintenance-cut and remove large fallen branches       |
| 1300                            | 07/05/2019 |  | Lopez Boyz                               | 350.00   | 122575 | 07/07/2019 | lawn maintenance                                            |
| 13322                           | 07/08/2019 |  | Green Rite Lawn Spraying Service         | 211.09   | 122587 | 07/08/2019 | Lawn care                                                   |
| 1722                            | 08/06/2019 |  | Robert Walker                            | 120.00   | 122687 | 08/07/2019 | porter service- watering along Barak                        |
| 1381                            | 08/06/2019 |  | Lopez Boyz                               | 350.00   | 122684 | 08/07/2019 | lawn maintenance- July 3,17,25                              |
| 1474                            | 09/06/2019 |  | Lopez Boyz                               | 350.00   | 122780 | 09/06/2019 | Monthly Lawn Maintenance                                    |
| 1634                            | 10/04/2019 |  | Lopez Boyz                               | 350.00   | 122864 | 10/06/2019 | lawn maintenance Sept. 6,16,26                              |
| 13701                           | 10/21/2019 |  | Green Rite Lawn Spraying Service         | 211.09   | 122911 | 10/22/2019 | Fall application - weed control & insecticide               |
| 1683                            | 11/06/2019 |  | Lopez Boyz                               | 350.00   | 122969 | 11/06/2019 | mow/edge/weedeat 10/2, 10/15, 10/25                         |
| 1768                            | 12/06/2019 |  | Lopez Boyz                               | 180.00   | 123070 | 12/06/2019 | blow leaves from gutters                                    |
| 1763                            | 12/06/2019 |  | Lopez Boyz                               | 55.00    | 123070 | 12/06/2019 | winterize                                                   |
| 1758                            | 12/06/2019 |  | Lopez Boyz                               | 350.00   | 123070 | 12/06/2019 | Monthly Lawn Maintenance - November                         |
|                                 |            |  |                                          | 6,961.74 |        |            |                                                             |
| <b>6531 - Special Projects</b>  |            |  |                                          |          |        |            |                                                             |
| 0001                            | 03/29/2019 |  | Chad's Mobile Wash                       | 400.00   | 122269 | 04/07/2019 | 2101 general maintenance                                    |
| 1520                            | 03/29/2019 |  | Castillo's Fence                         | 2,890.00 | 122268 | 04/07/2019 | 2101 general maintenance                                    |
|                                 |            |  |                                          | 3,290.00 |        |            |                                                             |
| <b>6540 - Management Fee</b>    |            |  |                                          |          |        |            |                                                             |
|                                 | 01/03/2019 |  | BVP Management, Inc.                     | 400.00   | 121920 | 01/03/2019 | Management Fee for 01/2019                                  |
|                                 | 02/04/2019 |  | BVP Management, Inc.                     | 400.00   | 122033 | 02/04/2019 | Management Fee for 02/2019                                  |
|                                 | 03/04/2019 |  | BVP Management, Inc.                     | 400.00   | 122121 | 03/04/2019 | Management Fee for 03/2019                                  |
|                                 | 04/04/2019 |  | BVP Management, Inc.                     | 400.00   | 122236 | 04/04/2019 | Management Fee for 04/2019                                  |
|                                 | 05/02/2019 |  | BVP Management, Inc.                     | 400.00   | 122327 | 05/02/2019 | Management Fee for 05/2019                                  |
|                                 | 06/04/2019 |  | BVP Management, Inc.                     | 400.00   | 122469 | 06/04/2019 | Management Fee for 06/2019                                  |
|                                 | 07/02/2019 |  | BVP Management, Inc.                     | 400.00   | 122536 | 07/02/2019 | Management Fee for 07/2019                                  |
|                                 | 08/05/2019 |  | BVP Management, Inc.                     | 400.00   | 122643 | 08/05/2019 | Management Fee for 08/2019                                  |
|                                 | 09/03/2019 |  | Beal Properties                          | 400.00   | 122758 | 09/03/2019 | Management Fee for 09/2019                                  |
|                                 | 10/02/2019 |  | Beal Properties                          | 400.00   | 122852 | 10/02/2019 | Management Fee for 10/2019                                  |
|                                 | 11/01/2019 |  | Beal Properties                          | 400.00   | 122933 | 11/01/2019 | Management Fee for 11/2019                                  |
|                                 | 12/02/2019 |  | Beal Properties                          | 400.00   | 123023 | 12/02/2019 | Management Fee for 12/2019                                  |
|                                 |            |  |                                          | 4,800.00 |        |            |                                                             |
| <b>6695 - Pest Control</b>      |            |  |                                          |          |        |            |                                                             |
| 19373                           | 01/06/2019 |  | Joe Loudat DBA/                          | 64.95    | 121962 | 01/07/2019 | Monthly Pest Control Service                                |
| 19505                           | 02/05/2019 |  | Joe Loudat DBA/                          | 64.95    | 122062 | 02/06/2019 | monthly pest control                                        |
| 19636                           | 03/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 122165 | 03/07/2019 | Monthly Pest Control                                        |
| 1292                            | 04/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 122276 | 04/07/2019 | monthly pest control                                        |
| 1292                            | 05/05/2019 |  | Joe Loudat DBA/                          | 64.95    | 122357 | 05/06/2019 | monthly pest control #1-12                                  |
| 20042                           | 06/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 122490 | 06/07/2019 | Monthly Pest Control/#13-20                                 |
| 20179                           | 07/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 122574 | 07/07/2019 | monthly pest service- #21-28                                |
| 20326                           | 08/06/2019 |  | Joe Loudat DBA/                          | 64.94    | 122683 | 08/07/2019 | pest control-roaches/ants/silverf                           |
| 20500                           | 09/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 122767 | 09/05/2019 | monthly pest service #13-20                                 |
| 20666                           | 10/03/2019 |  | Joe Loudat DBA/                          | 64.94    | 122863 | 10/08/2019 | regular pest control-roaches,ants,silverfish 2101 #21-28    |
| 20815                           | 11/05/2019 |  | Joe Loudat DBA/                          | 64.95    | 122961 | 11/06/2019 | monthly pest control-regular service #1-12                  |
| 20966                           | 12/04/2019 |  | Joe Loudat DBA/                          | 64.95    | 123055 | 12/05/2019 | monthly pest control-exterior                               |
|                                 |            |  |                                          | 779.38   |        |            |                                                             |
| <b>6700 - Plumbing Expense</b>  |            |  |                                          |          |        |            |                                                             |
| 27210                           | 12/05/2019 |  | Holman's Quality Plumbing                | 2,950.00 | 123053 | 12/05/2019 | main sewer line clean out & repair                          |
| <b>6701 - Porter Service</b>    |            |  |                                          |          |        |            |                                                             |
| 1518                            | 07/08/2019 |  | Michael Mullins                          | 60.00    | 122592 | 07/08/2019 | Monthly Bulk Pick Up                                        |
| 1743                            | 09/04/2019 |  | Robert Walker                            | 400.00   | 122773 | 09/05/2019 | porter service- watering along Barak                        |
| 1780                            | 11/05/2019 |  | Robert Walker                            | 105.00   | 122964 | 11/06/2019 | bulk pick up and dumpster fee-October/watering              |
|                                 |            |  |                                          | 565.00   |        |            |                                                             |
| <b>6705 - Professional Fees</b> |            |  |                                          |          |        |            |                                                             |
| 200570                          | 10/03/2019 |  | Thompson, Derrig and Craig, P.C.         | 235.00   | 122867 | 10/06/2019 | Income tax return for HOA                                   |
| <b>6755 - Tax Expense</b>       |            |  |                                          |          |        |            |                                                             |
| 74-2137908                      | 11/10/2019 |  | Internal Revenue Service                 | 15.98    | 122982 | 11/12/2019 | taxes due                                                   |
| <b>6810 - Utilities</b>         |            |  |                                          |          |        |            |                                                             |
| 2062744                         | 01/06/2019 |  | Bryan Texas Utilities                    | 470.42   | 121953 | 01/07/2019 | Utilities                                                   |
| 2062749                         | 01/06/2019 |  | Bryan Texas Utilities                    | 23.69    | 121953 | 01/07/2019 | Utilities                                                   |
| 2062752                         | 01/06/2019 |  | Bryan Texas Utilities                    | 19.41    | 121953 | 01/07/2019 | Utilities                                                   |
| 2062744                         | 02/04/2019 |  | Bryan Texas Utilities                    | 449.41   | 122055 | 02/06/2019 | water                                                       |
| 2062749                         | 02/05/2019 |  | Bryan Texas Utilities                    | 23.21    | 122055 | 02/06/2019 | electric                                                    |
| 2062752                         | 02/05/2019 |  | Bryan Texas Utilities                    | 19.41    | 122055 | 02/06/2019 | electric                                                    |
| 2062744                         | 03/04/2019 |  | Bryan Texas Utilities                    | 508.74   | 122152 | 03/07/2019 | Utilities                                                   |

|              |            |  |                       |                  |        |            |                               |
|--------------|------------|--|-----------------------|------------------|--------|------------|-------------------------------|
| 2062749      | 03/04/2019 |  | Bryan Texas Utilities | 23.89            | 122152 | 03/07/2019 | Utilities                     |
| 2062752      | 03/04/2019 |  | Bryan Texas Utilities | 19.50            | 122152 | 03/07/2019 | Utilities                     |
| 2062744      | 04/03/2019 |  | Bryan Texas Utilities | 479.07           | 122266 | 04/07/2019 | 2101 water                    |
| 2062749      | 04/03/2019 |  | Bryan Texas Utilities | 22.92            | 122266 | 04/07/2019 | 2101 electric                 |
| 2062752      | 04/03/2019 |  | Bryan Texas Utilities | 19.23            | 122266 | 04/07/2019 | 2101 electric                 |
| 2062744      | 05/05/2019 |  | Bryan Texas Utilities | 483.40           | 122347 | 05/06/2019 | monthly utilities             |
| 2062749      | 05/05/2019 |  | Bryan Texas Utilities | 22.24            | 122347 | 05/06/2019 | monthly utilities             |
| 2062752      | 05/05/2019 |  | Bryan Texas Utilities | 19.02            | 122347 | 05/06/2019 | monthly utilities             |
| 2062744      | 06/04/2019 |  | Bryan Texas Utilities | 594.64           | 122478 | 06/07/2019 | monthly utilities-2101        |
| 2062749      | 06/04/2019 |  | Bryan Texas Utilities | 22.43            | 122478 | 06/07/2019 | monthly utilities-2101        |
| 2062752      | 06/04/2019 |  | Bryan Texas Utilities | 18.64            | 122478 | 06/07/2019 | monthly utilities-2101        |
| 2062744      | 07/04/2019 |  | Bryan Texas Utilities | 623.68           | 122576 | 07/07/2019 | monthly utilities             |
| 2062749      | 07/04/2019 |  | Bryan Texas Utilities | 21.75            | 122576 | 07/07/2019 | monthly utilities             |
| 2062752      | 07/04/2019 |  | Bryan Texas Utilities | 18.23            | 122576 | 07/07/2019 | monthly utilities             |
| 2062752      | 08/06/2019 |  | Bryan Texas Utilities | 18.92            | 122676 | 08/07/2019 | monthly utilities-electricity |
| 2062749      | 08/06/2019 |  | Bryan Texas Utilities | 21.55            | 122676 | 08/07/2019 | monthly utilities-electricity |
| 2062744      | 08/06/2019 |  | Bryan Texas Utilities | 823.92           | 122676 | 08/07/2019 | monthly utilities-water       |
| 2062744      | 09/04/2019 |  | Bryan Texas Utilities | 1,650.80         | 122761 | 09/05/2019 | monthly utilities-water       |
| 2062752      | 09/09/2019 |  | Bryan Texas Utilities | 19.02            | 122787 | 09/09/2019 | monthly utilities-electricity |
| 2062749      | 09/09/2019 |  | Bryan Texas Utilities | 22.04            | 122787 | 09/09/2019 | monthly utilities-electricity |
| 2062744      | 10/03/2019 |  | Bryan Texas Utilities | 1,420.90         | 122857 | 10/06/2019 | monthly utilities-water       |
| 2062749      | 10/03/2019 |  | Bryan Texas Utilities | 45.30            | 122857 | 10/06/2019 | monthly utilities-electricity |
| 2062752      | 10/03/2019 |  | Bryan Texas Utilities | 38.92            | 122857 | 10/06/2019 | monthly utilities-electricity |
| 2062744      | 11/05/2019 |  | Bryan Texas Utilities | 1,496.92         | 122966 | 11/06/2019 | monthly utilities-water       |
| 2062752      | 11/05/2019 |  | Bryan Texas Utilities | 0.21             | 122957 | 11/06/2019 | monthly utilities-electricity |
| 2062749      | 11/05/2019 |  | Bryan Texas Utilities | 0.70             | 122957 | 11/06/2019 | monthly utilities-electricity |
| 2062752      | 12/03/2019 |  | Bryan Texas Utilities | 19.50            | 123047 | 12/05/2019 | monthly utilities-electricity |
| 2062749      | 12/03/2019 |  | Bryan Texas Utilities | 23.40            | 123047 | 12/05/2019 | monthly utilities-electricity |
| 2062744      | 12/03/2019 |  | Bryan Texas Utilities | 1,448.71         | 123047 | 12/05/2019 | monthly utilities-electricity |
|              |            |  |                       | 10,953.74        |        |            |                               |
|              |            |  |                       |                  |        |            |                               |
|              |            |  |                       |                  |        |            |                               |
| <b>Total</b> |            |  |                       | <b>51,647.39</b> |        |            |                               |

**Homeowner Delinquency (As Of)**

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

**As of:** 01/21/2020

**Homeowner Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 0.00

| <b>Unit</b>  | <b>Name</b> | <b>Amount Receivable</b> |
|--------------|-------------|--------------------------|
| <hr/>        |             |                          |
| #13          |             | 135.00                   |
| #14          |             | 60.00                    |
| #19          |             | 10.00                    |
|              |             | <b>205.00</b>            |
| <b>Total</b> |             | <b>205.00</b>            |



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

Last statement: November 30, 2019  
 This statement: December 31, 2019  
 Total days in statement period: 31

Page 1 of 2  
 ( 0 )

00008315 MSFDDAM0010120011557 000001 000000 0

Direct inquiries to:  
 877 734-2265



DAKRIDGE 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  | \$32,253.80 |
| Low balance                | \$32,253.80 | Total additions    | 377.65      |
| Average balance            | \$32,547.35 | Total subtractions | 5.00        |
| Avg collected balance      | \$32,513    | Ending balance     | \$32,626.45 |
| Interest paid year to date | \$304.73    |                    |             |

### INTEREST RATES

| Effective dates | Interest Rate |
|-----------------|---------------|
| 11-30-19        | 1.000%        |

### DEBITS

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

### CREDITS

| Date  | Description  | Additions |
|-------|--------------|-----------|
| 12-06 | Mail Deposit | 350.00    |
| 12-31 | Interest     | 27.65     |

### DAILY BALANCES

| Date  | Amount    | Date  | Amount    | Date  | Amount    |
|-------|-----------|-------|-----------|-------|-----------|
| 11-30 | 32,253.80 | 12-06 | 32,603.80 | 12-31 | 32,626.45 |

### INTEREST INFORMATION

|                                |             |
|--------------------------------|-------------|
| Annual percentage yield earned | 1.00%       |
| Interest-bearing days          | 31          |
| Average balance for APY        | \$32,547.35 |
| Interest earned                | \$27.65     |

00008315-0008315-Page 1 of 2-MSFDDAM0010120011557-DPCSPRTENW3



# OAKRIDGE HOA 2020 BUDGET

|                                                              | 2019 Budget | 2019 Actual | 2020 Budget |
|--------------------------------------------------------------|-------------|-------------|-------------|
| <b>INCOME:</b>                                               | 45360       | 42840       | 45360       |
| HOA Dues                                                     |             |             |             |
| Late/Violations                                              |             |             |             |
| Insurance                                                    |             |             |             |
| Transfer/Reserves                                            |             |             |             |
| <b>TOTAL INCOME:</b>                                         | 45360       | 42840       | 45360       |
| <br><b>EXPENSE:</b>                                          |             |             |             |
| Transfer to Reserves                                         | 4536        | 4200        | 4536        |
| Roof Repairs                                                 | 150         | 0           | 250         |
| Electrical Repairs                                           | 500         | 975.82      | 500         |
| General Maintenance                                          | 1000        | 1957        | 1500        |
| Insurance                                                    | 12000       | 12633.73    | 12250       |
| Lawn Maintenance                                             | 5000        | 6961.74     | 6000        |
| Management Fee                                               | 4800        | 4800        | 4800        |
| Office/Tax Expense                                           | 50          | 15.98       | 50          |
| Pest Control                                                 | 800         | 779.38      | 800         |
| Legal/Professional                                           | 300         | 570         | 600         |
| Utilities                                                    | 7700        | 10953.74    | 8500        |
| Plumbing                                                     | 500         | 2950        | 500         |
| Fence Repairs                                                | 2000        | 0           | 0           |
| Special Projects                                             | 0           | 3290        |             |
| Porter Service                                               | 300         | 565         | 450         |
| <b>TOTAL EXPENSE:</b>                                        | 39636       | 50652.39    | 40736       |
| <br><b>NET INCOME:</b>                                       | 5724        | -7812.39    | 4624        |
| <br>State Farm Reserve Bank Account Balance as of 12/31/2019 |             |             | 32,626.45   |



**Bob Walker**  
 Century 21 Beal  
 bobw@century21bcs.com  
 Ph:  
 Need a REALTOR? What About BOB?



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 01/10/20 at 2:49 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/10/2020 to 12/31/2018 Property Sub Type is 'Condo' Street Name is like 'barak'

**Residential**

**Active Properties**

| MLS #              | Address             | Unit #   | # Bd             | # F/H Bth | GarCap | Subd Code        | Yr Blt | Apx Ht | Ar | LP/SqFt  | List Price | DOM |
|--------------------|---------------------|----------|------------------|-----------|--------|------------------|--------|--------|----|----------|------------|-----|
| 19018687           | 2101 Barak Lane #16 | 16       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048  |    | \$109.73 | \$115,000  | 30  |
| <b># LISTINGS:</b> |                     | <b>1</b> | <b>Medians:</b>  |           |        |                  | 1980   | 1,048  |    | \$109.73 | \$115,000  | 30  |
|                    |                     |          | <b>Minimums:</b> |           |        |                  | 1980   | 1,048  |    | \$109.73 | \$115,000  | 30  |
|                    |                     |          | <b>Maximums:</b> |           |        |                  | 1980   | 1,048  |    | \$109.73 | \$115,000  | 30  |
|                    |                     |          | <b>Averages:</b> |           |        |                  | 1980   | 1,048  |    | \$109.73 | \$115,000  | 30  |

**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 |
|--------------------|---------------------|----------|------------------|-----------|--------|------------------|--------|--------|----|----------|------------|------------|--------------|------------|--------|-----|
| 19006254           | 2101 Barak Lane #11 | 11       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048  |    | \$90.65  | \$95,000   | \$95,000   | \$90.65      | 05/20/2019 | 100.00 | 45  |
| 19012451           | 2101 Barak Lane #7  | 7        | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048  |    | \$94.47  | \$99,000   | \$95,000   | \$90.65      | 10/29/2019 | 95.96  | 81  |
| 19010765           | 2101 Barak Lane #22 | 22       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048  |    | \$93.99  | \$98,500   | \$97,000   | \$92.56      | 09/27/2019 | 98.48  | 70  |
| 18018778           | 2101 Barak Lane #16 | 16       | 2                | 1/1       | NONE   | Oak Ridge Condos | 1980   | 1,048  |    | \$112.60 | \$118,000  | \$106,000  | \$101.15     | 01/22/2019 | 89.83  | 54  |
| <b># LISTINGS:</b> |                     | <b>4</b> | <b>Medians:</b>  |           |        |                  | 1980   | 1,048  |    | \$94.23  | \$98,750   | \$96,000   | \$91.61      |            | 97.22  | 62  |
|                    |                     |          | <b>Minimums:</b> |           |        |                  | 1980   | 1,048  |    | \$90.65  | \$95,000   | \$95,000   | \$90.65      |            | 89.83  | 45  |
|                    |                     |          | <b>Maximums:</b> |           |        |                  | 1980   | 1,048  |    | \$112.60 | \$118,000  | \$106,000  | \$101.15     |            | 100.00 | 81  |
|                    |                     |          | <b>Averages:</b> |           |        |                  | 1980   | 1,048  |    | \$97.92  | \$102,625  | \$98,250   | \$93.75      |            | 96.07  | 63  |

**Quick Statistics ( 5 Listings Total )**

|            | Min      | Max       | Average   | Median   |
|------------|----------|-----------|-----------|----------|
| List Price | \$95,000 | \$118,000 | \$105,100 | \$99,000 |
| Sold Price | \$95,000 | \$106,000 | \$98,250  | \$96,000 |

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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)  
09/19/2019

**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).**

|                                                                                                                            |                                                                                                                                                                                                              |                                     |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>PRODUCER</b><br>Service Insurance Group, Inc.<br>PO Box 5753<br>3840 Corporate Center Dr<br>Bryan TX 77805-5753         | <b>CONTACT NAME:</b> Eliana Milioto<br><b>PHONE (A/C, No, Ext):</b> (979)774-3900<br><b>E-MAIL ADDRESS:</b> eliana.milioto@sigbcs.com<br><b>PRODUCER CUSTOMER ID #:</b> 8093                                 | <b>FAX (A/C, No):</b> (979)774-3955 |
|                                                                                                                            | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Century Surety Company<br><b>INSURER B:</b> RLI Surety Company<br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |                                     |
| <b>INSURED</b><br>Oak Ridge Condo Owners Association<br>c/o Beal Properties<br>903 S Texas Ave<br>College Statio TX 77840- |                                                                                                                                                                                                              |                                     |

**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) INSR WVD                                                     | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                  |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <b>GENERAL LIABILITY</b><br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC |                                                                         | CCP-850143    | 09/19/2019              | 09/19/2020              | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ Included |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS                                                                                     |                                                                         |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                                         |
|          | <b>UMBRELLA LIAB</b><br><b>EXCESS LIAB</b><br>DEDUCTIBLE<br>RETENTION \$                                                                                                                                                                                                                                                         | <input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE  |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$                                                                                                                                                                                                      |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                                                    | <input type="checkbox"/> Y/N<br><input checked="" type="checkbox"/> N/A |               |                         |                         | <input type="checkbox"/> WC STATUTORY LIMITS<br><input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>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)

|                                                                                                                                             |                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE HOLDER</b><br>Sample Certificate<br>Contact Insurance Agency for Detailed Certificate<br>or to verify any info (979)774-3900 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
09/19/2019

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

|                                                                                                           |  |                                                                                                                     |                                   |                                                                      |
|-----------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------|
| AGENCY<br>Service Insurance Group, Inc.<br>PO Box 5753<br>3840 Corporate Center Dr<br>Bryan TX 77805-5753 |  | PHONE<br>(A/C, No, Ext): (979)774-3900                                                                              | COMPANY<br>Century Surety Company |                                                                      |
| FAX<br>(A/C, No): (979)774-3955                                                                           |  | E-MAIL ADDRESS: eliana.milioto@sigbcs.com                                                                           |                                   |                                                                      |
| CODE: SERI27                                                                                              |  | SUB CODE:                                                                                                           |                                   |                                                                      |
| AGENCY CUSTOMER ID #: 8093                                                                                |  | INSURED<br>Oak Ridge Condo Owners Association<br>c/o Beal Properties<br>903 S Texas Ave<br>College Statio TX 77840- |                                   |                                                                      |
| LOAN NUMBER                                                                                               |  | POLICY NUMBER<br>CCP-850143                                                                                         |                                   |                                                                      |
| EFFECTIVE DATE<br>09/19/2019                                                                              |  | EXPIRATION DATE<br>09/19/2020                                                                                       |                                   | CONTINUED UNTIL<br>TERMINATED IF CHECKED<br><input type="checkbox"/> |
| THIS REPLACES PRIOR EVIDENCE DATED:                                                                       |  |                                                                                                                     |                                   |                                                                      |

### PROPERTY INFORMATION

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

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

### COVERAGE INFORMATION

| COVERAGE / PERILS / FORMS                                  | AMOUNT OF INSURANCE | DEDUCTIBLE |
|------------------------------------------------------------|---------------------|------------|
| Buildings; Special Form, Replacement Cost; 80% Coinsurance | 1,869,000           | 1,000**    |
| Boiler & Machinery / Equipment Breakdown (Property Damage) | Included            | 1,000**    |
| Law & Ordinance B - Demolition Cost                        | 10,000              | 1,000**    |
| **Wind/Hail Deductible per each bldg.                      |                     | 5,000      |

### 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

AI 002873

|                                                                                                                                    |            |                    |
|------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| NAME AND ADDRESS<br>Sample Certificate<br>Contact Insurance Agency for Detailed Certificate<br>or to verify any info (979)774-3900 | MORTGAGEE  | ADDITIONAL INSURED |
|                                                                                                                                    | LOSS PAYEE |                    |
|                                                                                                                                    | LOAN #     |                    |
| AUTHORIZED REPRESENTATIVE<br>                                                                                                      |            |                    |