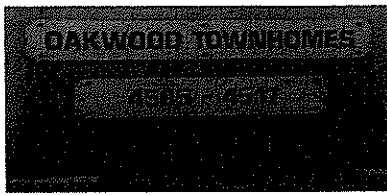


*Oakwood Townhomes  
Homeowners Association, Inc.*



*2020 Annual Meeting  
Saturday January 11<sup>th</sup> 1 pm  
Beal Properties Office*

*\*903 S Texas Ave. College Station TX \*[www.bealbishoa.com](http://www.bealbishoa.com) \* 979-764-2500*



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

Oakwood Townhome Condos Owners Association requests your attendance at the 2020 Annual Meeting to be held at **Beal Properties Office, 903 S. Texas Ave, College Station, Tx.77840, on Saturday, January 11, 2020 at 1:00pm.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30 pm, January 10, 2020. You can mail the completed proxy (below) to Beal Properties Inc, 903 Texas Ave. S., College Station, Texas 77840, and Attention: Toni Myers, 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 & introduction of HOA Board and Homeowners
3. Review & approval of minutes of 2019 Annual Meeting
4. Financial report (2019)
  - a. 2019 Financial report review
  - b. Delinquent Dues, 2019 Sales Report
  - c. 2020 Budget
5. Election or reinstatement of Officers and Board
6. New Business
7. Old Business
8. Adjournment

-----  
**2020 Annual Meeting Proxy Statement**

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

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

As agent for me, and in my name and stead to vote as my Proxy at the 2020 annual meeting of the Oakwood Townhome Condos Owners Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the January 11, 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

**Oakwood Townhomes Home Owners Association Annual Meeting Minutes**  
**January 19, 2019**

1. **The meeting was called to order at 10:10 AM**
2. **Proof of meeting announcement was produced.** Eight owners were in attendance and three proxies were gathered. Owners in attendance were: Eva Goodman, Stephanie Garner, Rita Pouliotte, Brennan Lytle, Gabriela Flores-Foxworth, Douglas Jacob, Coy Batson and Jim Jamison. Terry Thigpin from Century 21 was in attendance. Proxies were sent by Darlene Tuleen and Douglas Rogers appointing Eva Goodman and Maggi Lytle appointing Brennen Lytle.
3. **The previous annual meeting minutes were reviewed and approved as presented.** A motion was made and seconded (Coy Batson, Douglas Jacob) to approve the minutes as read. The motion passed.
4. **President's report 2018**

Eva Goodman reported on the activity from 2018. Work has been started on the wall. New roofs have been completed in March 2018. Some drainage improvements have been made to direct the water to the creek to avoid standing water. Terry Thigpen reviewed the history of the decision to build the wall along the creek and the process leading up to starting the construction.
5. **Financial reports (Terry Thigpin, Century 21):**
  - 2018 financials were reviewed.
  - Delinquent Dues, 2018 sales report
  - 2019 Proposed Budget was reviewed. A motion was made and seconded to approve the new budget (Coy Batson, Rita Pouliotte). The motion passed.
  - Terry Thigpin reviewed the sales from Jan. 2018 and presented the current MLS numbers.
  - Proof insurance was produced.
6. **Maintenance Issues, Creek Erosion, Drainage, Decks and Fences**

Monthly walk throughs will be done around the property to identify maintenance issues and tackle them one building at a time starting with 4517.

**Decks and Fences**

There was discussion about the decks and fences that need to be replaced after the completion of the wall along the creek. More input will be gathered before a decision is made. The Decision on deck replacement, deck size, etc. will be reviewed/decided after completion of the wall.

**Possible future projects to be considered after the completion of the wall:**

  - Parking Lot restriping
  - Landscaping/sprinkler system
7. **Oakwood HOA issues with bulk trash and dumpster use**

Bulky trash pick up is on Fridays. Please put your bulky trash in the designated area at the road on Thursday evening if at all possible.
8. **Election/Reinstatement of Board Members:**

The current board (Eva Goodman, Jim Jamison, Angela Windham, Rita Pouliotte and Stephanie Garner) agreed to stay on. A vote was not taken. There was no quorum. If you are interested in serving on the Board, please contact Century 21 (Terry Thigpen).

**Quarterly** board of directors meetings will be held at 5:15 at Century 21 unless otherwise posted:  
March 4<sup>th</sup>, August 5<sup>th</sup>, November 14<sup>th</sup>, December 4<sup>th</sup>

Will be held at Century 21 or on site and announced on the webpage  
Owners not on the Board who want to attend must RSVP

**9. Old business:** none

**10. New business:** An owner requested we consider cameras in the parking lot after recent car break-ins and a postal theft. The board will get information on costs and process that would be involved.

A locked outgoing mailbox will be purchased for the complex.

**11. Adjournment**

Motion was made to adjourn (Stephanie Garner, Coy Batson). The meeting was adjourned at 11:57 AM.

**Website:** Announcements will be posted here. Dues can be paid online for a charge or payment coupons can be printed. All HOA documents are posted and a place to report maintenance/violations is available.  
[www.http://c21bcshoa.com/](http://c21bcshoa.com/)

Board Meeting Minutes  
3/4/19

**Attendees:** Eva Goodman, Rita Pouliotte, Stephanie Garner, Terry Thigpin.

The meeting was called to order at 5:37 PM.

**Financials** were reviewed.  
Work orders from February were reviewed.

Jim Jameson has stepped down from his position on the Board.

**Action items below from the 1/19/19 meeting were completed and reviewed.**

1. BVPM get information/bids on cameras – *waiting on this, expect to be \$6-7,000*
2. BVPM will talk to owner of 4509-3 to see if further action is needed-the foundation does need to be repaired. *An estimate was not obtained because it cannot be done until after completion of the wall.*
3. BVPM research if we need better mailboxes before getting the new outbox- estimates reviewed. *New mailboxes are too expensive. Toni will talk to the post office to see if we could have a locked outbox.*
4. BVPM will get info from the roofing company to address flashing-roofer reports the nails were replaced with screws. *The roofing company said fixing the flashing would damage the stucco. Toni will get a meeting with Eva, Toni and the roofer to show him the flashing is applied inconsistently and that stucco is not the issue in all cases.*
5. BVPM will get estimates on gutter leveling, cleaning for rest of complex. *Some gutters have been done rest will be completed. Est. is \$900 for entire complex front and back.*
6. BVPM will have plumber determine if there is a sewer line break under foundations or what further action is needed to address drainage/erosion issues along the creek-*there is no leak.*
7. BVPM will call the city about the trees that need to be trimmed around the electric lines-*the city reports that the trees around the lines are not in their easement and are our responsibility.*
8. Estimate for decks and fences behind 4505/4507 will be obtained after the wall is complete
9. Bids to paint 4513 obtained- *bid was \$6000 for the whole building*
10. Large tree behind 4507 #8 that needs to be taken down-done
11. Rules and regs were sent out with a letter about flattening boxes - *completed*
12. Trash Signage *including bulk*, add days of pick up to the sign. Check with City if we can paint on dumpster-*we cannot paint it but can get a sign to put on the fence for \$30-40. On hold until we get fence fix, which will be included in the deck/fence replacement.*
13. Clean French drains, repair pop-up drains at the end of downspouts along front of each building to improve water drainage-*done*

14. Cut out hole in deck between bldgs. 4513 and 4507 so downspout drains under the deck-*done*

**New Rules and Regs were completed by the board and distributed to the tenants and owners.**

### **Erosion Update**

The construction has not been completed yet.

### **Prioritize future projects/Maintenance**

- Drainage issue in the front: Maybe have the rest of the gutters re-leveled, clean out the drains in the curbs
- Parking lot surface
- Decks/fences on creek side, Fence around the dumpster replaced/repaired.
- After fence around dumpster replaced, trash Signage for fence *including bulk*, add days of pick up to the sign.
- After the wall is completed and the back fill is done, we will have a foundation person come in to check the unit 4507#2 & 3.
- Trees around utility lines
- Parking re-stripe
  - a. Need to update parking assignments
  - b. We do not need to have 2 spaces per unit. Bylaws state 1 space /unit
  - c. See if contractor has a template to update bigger spaces to help us decide size

Meeting was adjourned at 6:40 PM

Board Meeting Minutes  
6/3/19

**Attendees:** Eva Goodman, Rita Pouliotte, Stephanie Garner, Terry Thigpin and Toni Meyers

The meeting was called to order at 5:19 PM.

**Financials** were reviewed.

**Action items below were completed and reviewed.**

1. Reviewed estimate for decks and fences behind 4505/4507. Toni will meet with the company to clarify needs and bid.
2. The roofing issues with the flashing will be completed by Friday per Bruce. The style of the new shingles will be different because the old style is no longer available. The color will be the same.
3. The gutters will be completely cleaned by Friday (dead plant)
4. Trees around utility lines-city said they would not trim
5. Foundation of 4507-3 is complete. The whole building was repaired.
6. Trash Signage *including bulk*, add days of pick up to the sign. Check with City if we can paint on dumpster-we cannot paint it but can get a sign to put on the fence for \$30-40. We will discuss at a future date.

### **Erosion Update**

Bleyl is hiring a different landscaping company to complete the project.

### **Prioritize future projects/Maintenance**

- Drainage issue in the front: Maybe have the rest of the gutters re-leveled, clean out the drains in the curbs
- Parking lot surface
- Decks/fences on creek side, Fence around the dumpster replaced/repaired.
- After fence around dumpster replaced, trash Signage for fence *including bulk*, add days of pick up to the sign.
- After the wall is completed and the back fill is done, we will have a foundation person come in to check the unit 4507#2 & 3.
- Trees around utility lines
- Fence around the dumpster replaced/repaired.
  
- Parking re-stripe
  - a. Need to update parking assignments
  - b. We do not need to have 2 spaces per unit. Bylaws state 1 space /unit

- c. See if contractor has a template to update bigger spaces to help us decide size

Meeting was adjourned at 6:40 PM



Board Meeting Minutes  
9/10/19

Attendees: Eva Goodman, Stephanie Garner, Stacie Bone and Toni Meyers

The meeting was called to order at 5:22 PM.

Financials and work orders were reviewed. Toni will work on clarifying future expense reports and itemized invoices.

Irrigation of the creek side area was discussed. Drew has not had time to get a bid together.

Violations were reviewed and status of each violation was given. Letters were sent to owners Thursday, September 5<sup>th</sup>. Toni and Stacie will follow up on Thursday, September 12<sup>th</sup> to check if issues resolved.

Discussed possible pet policy changes.

The meeting adjourned at 7:05 PM.

## Cash Flow

### Beal Properties

Properties: Oakwood Townhomes - 4505-4517 Carter Creek 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	144,406.00	99.92	144,406.00	99.92
HOA Violation	110.00	0.08	110.00	0.08
<b>Total Operating Income</b>	<b>144,516.00</b>	<b>100.00</b>	<b>144,516.00</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	1,429.85	0.99	1,429.85	0.99
General Maintenance	15,404.97	10.66	15,404.97	10.66
Insurance	21,601.32	14.95	21,601.32	14.95
Transfer to Reserves	12,000.00	8.30	12,000.00	8.30
Legal Fees	142.50	0.10	142.50	0.10
Lawn/Property Maintenance	14,263.11	9.87	14,263.11	9.87
Management Fee	6,000.00	4.15	6,000.00	4.15
Mortgage/Note Payment	43,701.84	30.24	43,701.84	30.24
Pest Control	1,544.88	1.07	1,544.88	1.07
Plumbing Expense	2,656.37	1.84	2,656.37	1.84
Porter Service	2,936.82	2.03	2,936.82	2.03
Professional Fees	735.00	0.51	735.00	0.51
Property Taxes	7.31	0.01	7.31	0.01
Tax Expense	340.55	0.24	340.55	0.24
Trash Pick-up	-85.00	-0.06	-85.00	-0.06
Utilities	28,768.89	19.91	28,768.89	19.91
<b>Total Operating Expense</b>	<b>151,448.41</b>	<b>104.80</b>	<b>151,448.41</b>	<b>104.80</b>
<b>NOI - Net Operating Income</b>	<b>-6,932.41</b>	<b>-4.80</b>	<b>-6,932.41</b>	<b>-4.80</b>
Total Income	144,516.00	100.00	144,516.00	100.00
Total Expense	151,448.41	104.80	151,448.41	104.80
<b>Net Income</b>	<b>-6,932.41</b>	<b>-4.80</b>	<b>-6,932.41</b>	<b>-4.80</b>
<b>Other Items</b>				
Prepayments	5,343.00		5,343.00	
<b>Net Other Items</b>	<b>5,343.00</b>		<b>5,343.00</b>	
<b>Cash Flow</b>	<b>-1,589.41</b>		<b>-1,589.41</b>	
Beginning Cash	-3,155.22		-3,155.22	
Beginning Cash + Cash Flow	-4,744.63		-4,744.63	
Actual Ending Cash	-4,744.63		-4,744.63	

## Expense Distribution

Exported On: 01/10/2020 12:11 PM

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

Payees: All

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

Referenc	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>6390 - Electrical Repairs</b>							
11672	03/07/2019		Constant Current Electric	134.44	122158	03/07/2019	Replaced bad light fixture 4507 03
11783	06/04/2019		Constant Current Electric	393.24	122483	06/07/2019	electrical repair/security lighting
11896	09/16/2019		Constant Current Electric	393.48	122809	09/17/2019	electrical repairs
11974	11/12/2019		Constant Current Electric	508.69	122987	11/12/2019	rewired fixtures to accommodate LED lamps
				1,429.85			
<b>6455 - General Maintenance</b>							
9603	01/06/2019		Clean Up Crew	54.13	121957	01/07/2019	4513 #01 Cleaned rain gutters
9505	02/04/2019		Clean Up Crew	119.08	122057	02/06/2019	4505 # 05 painted back of townhome and door trim
9670	02/04/2019	4507#06	Clean Up Crew	90.00	122057	02/06/2019	4507 #06 repaired stucco 2 areas on roof & touched up
9672	02/04/2019	4507#07	Clean Up Crew	50.88	122057	02/06/2019	4507 #07 winterized water pipes in front of unit 6
							1/9/19 trip charge to replace light bulb above mail boxes per Terry T.
1614	02/04/2019		Robert Walker	30.00	122067	02/06/2019	repaired & painted damaged sheetrock, replaced light
9690	02/05/2019		Clean Up Crew	397.38	122057	02/06/2019	PAINTED FRONT DOOR 4511#01
1460	03/08/2019		Petty-Faldyn Property Repair LLC	150.00	122196	03/14/2019	4507 general maintenance
9739	03/29/2019		Clean Up Crew	203.51	122270	04/07/2019	4505 general maintenance
1188	03/29/2019		Aggieland Gutters LLC	900.00	122264	04/07/2019	4505 general maintenance
1470	04/23/2019		Petty-Faldyn Property Repair LLC	150.00	122317	04/23/2019	general maintenance
2318	05/08/2019		Twin City Plumbing LLC	350.00	122361	05/08/2019	4509#3/Repaired 3" gutter pipe from under fence to the
1598	07/08/2019		Petty-Faldyn Property Repair LLC	963.00	122590	07/08/2019	Sheet rock repair in bathroom from water damage
1627	07/21/2019		Petty-Faldyn Property Repair LLC	50.00	122630	07/25/2019	general maintenance- remove and discard satellite dish
1718	09/04/2019		Petty-Faldyn Property Repair LLC	56.00	122769	09/05/2019	repaired gate latch- 4509 #80
9919	09/04/2019		Clean Up Crew	120.00	122763	09/05/2019	replaced and repaired decking-4107 #3
9949	10/07/2019		Clean Up Crew	442.00	122878	10/07/2019	replace damaged gutter #10
9980	11/05/2019		The Clean Up Crew	97.00	122963	11/06/2019	repair stucco 4505 #5
							general maintenance- replace gate lock, sprinkler box, bib covers
1786	11/05/2019		Robert Walker	131.99	122964	11/06/2019	Down Payment for OW Stucco Repair
1881	11/26/2019		Thee Anderson's Family	3,000.00	123019	11/26/2019	repair hole in soffit vent
1226	12/05/2019		Grandchamp Roofing	250.00	123051	12/05/2019	Stucco Repair Work - Pay after work complete
1881-2	12/16/2019		Thee Anderson's Family	5,000.00	123079	12/16/2019	4509 Drainage Work - 1/2 down up front
2055	12/16/2019		Thee Anderson's Family	1,400.00	123080	12/16/2019	Final 1/2 of Deck/Leak Repair
2055	12/19/2019		Thee Anderson's Family	1,400.00	123100	12/20/2019	
				15,404.97			
<b>6470 - Insurance</b>							
TXH-	01/07/2019		IPFS Corporation	1,571.73	121961	01/07/2019	Monthly Insurance
TXH-	02/06/2019		IPFS Corporation	1,571.73	122070	02/06/2019	insurance
NPP15755			United States Liability Insurance				
43	03/11/2019		Compan	890.40	122187	03/11/2019	Annual Liability Insurance Company
9659	04/22/2019		Service Ins. Group, Inc.	4,481.66	122319	04/23/2019	Insurance
TXH-	05/06/2019		IPFS Corporation	1,445.40	122354	05/06/2019	Monthly Insurance
LFM00148	06/04/2019		RLI Surety	177.00	122494	06/07/2019	Annual Liability Insurance Company
TXH-	06/08/2019		IPFS Corporation	1,445.40	122497	06/07/2019	Monthly Insurance
TXH-	07/07/2019		IPFS Corporation	1,445.40	122566	07/07/2019	monthly insurance
TXH-	08/08/2019		IPFS Corporation	1,445.40	122688	08/07/2019	monthly insurance
NPP15755			United States Liability Insurance				
43B	08/28/2019		Compan	672.80	122736	08/28/2019	Insurance payment
TXH-	09/09/2019		IPFS Corporation	1,445.40	122790	09/09/2019	monthly insurance
bxh-892003	10/07/2019		IPFS Corporation	1,445.40	122884	10/07/2019	Insurance payment
TXH-	11/05/2019		IPFS Corporation	1,445.40	122965	11/06/2019	monthly insurance
NPP15755			United States Liability Insurance				
43	12/03/2019		Compan	672.80	123064	12/05/2019	monthly insurance
TXH-	12/16/2019		IPFS Corporation	1,445.40	123086	12/17/2019	monthly insurance
				21,601.32			
<b>6471 - Transfer to Reserves</b>							
	01/01/2019		Oakwood Townhomes	1,000.00	121927	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019		Oakwood Townhomes	1,000.00	122039	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019		Oakwood Townhomes	1,000.00	122127	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019		Oakwood Townhomes	1,000.00	122248	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019		Oakwood Townhomes	1,000.00	122333	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019		Oakwood Townhomes	1,000.00	122417	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019		Oakwood Townhomes	1,000.00	122547	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019		Oakwood Townhomes	1,000.00	122653	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019		Oakwood Townhomes	1,000.00	122752	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019		Oakwood Townhomes	1,000.00	122846	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019		Oakwood Townhomes	1,000.00	122943	11/01/2019	November 2019 - Transfer to Reserves
	12/01/2019		Oakwood Townhomes	1,000.00	123028	12/02/2019	December 2019 - Transfer to Reserves
				12,000.00			
<b>6473 - Legal Fees</b>							
15146	01/23/2019		Rife & Beddingfield, P.C.	137.50	122012	01/23/2019	Legal issues with Plat for Oakwood
44398401	10/08/2019		Secretary of State	5.00	122889	10/14/2019	Update Secretary of State - Oakwood
				142.50			
<b>6475 - Lawn/Property Maintenance</b>							
731	01/06/2019		Lopez Boyz	410.00	121965	01/07/2019	Monthly Lawn Maintenance
744	01/06/2019		Lopez Boyz	185.00	121965	01/07/2019	Cleaned out gutters

2019-0035	02/05/2019		Brazos Valley Stump Grinding	893.06	122054	02/06/2019	Cut & hauled off tree.
771	02/06/2019	4507#03	Lopez Boyz	150.00	122064	02/06/2019	4507 #3 rock on pipe by deck
757	02/06/2019		Lopez Boyz	410.00	122064	02/06/2019	1/8, 1/18, 1/29 mow, edge, weed-eat
852	03/06/2019		Lopez Boyz	410.00	122167	03/07/2019	Monthly Lawn Maintenance
934	04/05/2019		Lopez Boyz	410.00	122278	04/07/2019	lawn maintenance
928	04/05/2019		Lopez Boyz	45.00	122278	04/07/2019	prune plants
319D	04/09/2019		Green Magic, Lawn, Tree and Shrub Health	200.26	122294	04/11/2019	lawn maintenance
1033	05/06/2019		Lopez Boyz	410.00	122359	05/06/2019	Monthly Lawn Maintenance
5956	05/24/2019		EnviroCare	135.31	122405	05/28/2019	lawn maintenance-sprinkler repair
1175	06/06/2019		Lopez Boyz	410.00	122491	06/07/2019	Monthly Lawn Maintenance
1333	07/05/2019		Lopez Boyz	350.00	122575	07/07/2019	lawn maintenance-cut large tree
1244	07/05/2019		Lopez Boyz	450.00	122575	07/07/2019	lawn maintenance-prune trees off roofs and lot
1239	07/05/2019		Lopez Boyz	55.00	122575	07/07/2019	lawn maintenance-fill hole with dirt #1
1292	07/05/2019		Lopez Boyz	410.00	122575	07/07/2019	lawn maintenance
13337	07/21/2019		Green Rite Lawn Spraying	189.44	122627	07/25/2019	lawn fertilization-mid-summer application
1344	08/06/2019		Lopez Boyz	250.00	122684	08/07/2019	lawn maintenance- prune trees 4515/4517
1379	08/06/2019		Lopez Boyz	410.00	122684	08/07/2019	lawn maintenance- July 5, 16, 26
5990	08/20/2019		EnviroCare	678.51	122713	08/20/2019	irrigation system repairs
1466	09/06/2019		Lopez Boyz	410.00	122780	09/06/2019	Monthly Lawn Maintenance
1484	09/16/2019		Lopez Boyz	150.00	122810	09/17/2019	lawn drainage and materials #01
1483	10/03/2019		Lopez Boyz	500.00	122864	10/06/2019	cut tree/prune tress
1626	10/04/2019		Lopez Boyz	410.00	122864	10/06/2019	lawn maintenance Sept. 6, 19, 27
1638	10/04/2019		Lopez Boyz	120.00	122864	10/06/2019	lawn maintenance -remove tree 4509 #10
13667	10/07/2019		Green Rite Lawn Spraying	189.44	122879	10/07/2019	Fall Application
129	10/30/2019		Top Point Tree	90.00	122929	10/31/2019	Consult Fee - Colby Lee
1702	11/06/2019		Lopez Boyz	120.00	122969	11/06/2019	remove tree off vehicle
1697	11/06/2019		Lopez Boyz	380.00	122969	11/06/2019	cut tree
99	11/06/2019		Top Point Tree	3,793.38	122970	11/06/2019	Tree removal and trimming throughout the complex
1676	11/06/2019		Lopez Boyz	410.00	122969	11/06/2019	monthly lawn service 10/1, 10/15, 10/28
6054	12/05/2019		EnviroCare	48.71	123049	12/05/2019	turned off irrigation for winter
1765	12/06/2019		Lopez Boyz	285.00	123070	12/06/2019	blow leaves from gutters
1764	12/06/2019		Lopez Boyz	85.00	123070	12/06/2019	remove trash from under oakwood
1751	12/06/2019		Lopez Boyz	410.00	123070	12/06/2019	Monthly Lawn Maintenance - November
				14,263.11			
<b>6540 - Management Fee</b>							
	01/03/2019		BVP Management, Inc.	500.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019		BVP Management, Inc.	500.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019		BVP Management, Inc.	500.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019		BVP Management, Inc.	500.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019		BVP Management, Inc.	500.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019		BVP Management, Inc.	500.00	122470	06/04/2019	Management Fee for 06/2019
	07/02/2019		BVP Management, Inc.	500.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019		BVP Management, Inc.	500.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019		Beal Properties	500.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019		Beal Properties	500.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019		Beal Properties	500.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019		Beal Properties	500.00	123023	12/02/2019	Management Fee for 12/2019
				6,000.00			
<b>6560 - Mortgage/Note Payment</b>							
	01/01/2019		The Bank & Trust (TB&T)	3,641.82	121939	01/03/2019	January 2019 - 500.00 additional towards principle
	02/01/2019		The Bank & Trust (TB&T)	3,641.82	122050	02/04/2019	February 2019 - 500.00 additional towards principle
	03/01/2019		The Bank & Trust (TB&T)	3,641.82	122130	03/04/2019	March 2019 - 500.00 additional towards principle
	04/01/2019		The Bank & Trust (TB&T)	3,641.82	122242	04/04/2019	April 2019 - 500.00 additional towards principle
	05/01/2019		The Bank & Trust (TB&T)	3,641.82	122344	05/02/2019	May 2019 - 500.00 additional towards principle
	06/01/2019		The Bank & Trust (TB&T)	3,641.82	122464	06/04/2019	June 2019 - 500.00 additional towards principle
	07/01/2019		The Bank & Trust (TB&T)	3,641.82	122542	07/02/2019	July 2019 - 500.00 additional towards principle
	08/01/2019		The Bank & Trust (TB&T)	3,641.82	122648	08/05/2019	August 2019 - 500.00 additional towards principle
	09/01/2019		The Bank & Trust (TB&T)	3,641.82	122747	09/03/2019	September 2019 - 500.00 additional towards principle
	10/01/2019		The Bank & Trust (TB&T)	3,641.82	122841	10/02/2019	October 2019 - 500.00 additional towards principle
	11/01/2019		The Bank & Trust (TB&T)	3,641.82	122938	11/01/2019	November 2019 - 500.00 additional towards principle
	12/01/2019		The Bank & Trust (TB&T)	3,641.82	123038	12/02/2019	December 2019 - 500.00 additional towards principle
				43,701.84			
<b>6695 - Pest Control</b>							
19653	03/04/2019		Joe Loudat DBA/	54.13	122165	03/07/2019	Monthly Pest Control
20358	08/06/2019		Joe Loudat DBA/	1,190.75	122683	08/07/2019	pest control-sub-terr termite renewal
846	12/04/2019		Aggieland Critter Control	300.00	123046	12/05/2019	Removed rodent 4515 Carter Creek
				1,544.88			
<b>6700 - Plumbing Expense</b>							
2225	01/23/2019		Twin City Plumbing LLC	140.00	122014	01/23/2019	Replaced hose bib 4517 #1
2269	03/21/2019		Twin City Plumbing LLC	360.00	122221	03/22/2019	4505-4517 clean out French & pop up drains
2078	06/19/2019	4513#10	4 Seasons Professional	75.00	122523	06/20/2019	Fixed bathroom leak
2345	07/03/2019		Twin City Plumbing LLC	450.00	122580	07/07/2019	plumbing repair Unit #10
2343	07/03/2019		Twin City Plumbing LLC	130.00	122580	07/07/2019	plumbing repair Unit #9
2366	07/04/2019		Twin City Plumbing LLC	750.00	122580	07/07/2019	plumbing repair 4505 #10
2400	08/06/2019		Twin City Plumbing LLC	300.00	122686	08/07/2019	plumbing repair-main sprinkler system
2385	08/06/2019		Twin City Plumbing LLC	120.00	122686	08/07/2019	plumbing repair-#10
2379	08/06/2019		Twin City Plumbing LLC	180.00	122686	08/07/2019	plumbing repair- #5 3/4 main water line
42102	09/04/2019		Orta Plumbing	151.37	122768	09/05/2019	plumbing repair- 4507 #3
				2,656.37			
<b>6701 - Porter Service</b>							
1595	01/06/2019		Robert Walker	45.00	121968	01/07/2019	Refilled Poop stations
1601	01/06/2019		Robert Walker	200.00	121968	01/07/2019	Monthly Porter Service

916881930	01/23/2019		HD Supply Facilities Maintenance	76.14	122009	01/23/2019	
1621	02/04/2019		Robert Walker	200.00	122067	02/06/2019	Pet waste bags
1641	03/04/2019		Robert Walker	200.00	122172	03/07/2019	January porter service
1653	04/02/2019		Robert Walker	35.00	122284	04/07/2019	Monthly Porter Service
1663	04/02/2019		Robert Walker	200.00	122284	04/07/2019	4505 porter service
1682	05/05/2019		Robert Walker	200.00	122362	05/06/2019	4505 porter service
1700	06/04/2019		Robert Walker	200.00	122496	06/07/2019	monthly porter service
1504	07/08/2019		Michael Mullins	200.00	122592	07/08/2019	Monthly Porter Service
1506	07/08/2019		Michael Mullins	70.00	122592	07/08/2019	Monthly Porter Service
917368380	07/21/2019		HD Supply Facilities Maintenance	45.88	122628	07/25/2019	Monthly Bulk Pick Up
1728	08/06/2019		Robert Walker	150.00	122687	08/07/2019	pet waste supplies
1721	08/06/2019		Robert Walker	30.00	122687	08/07/2019	porter service-July (3weeks)
1607	08/07/2019		Cheryl Mullins	55.00	122693	08/07/2019	porter service- remove large mirror from dumpster
1742	09/04/2019		Robert Walker	135.00	122773	09/05/2019	Posted notices for staying off grass and bulk pick
1753	09/04/2019		Robert Walker	175.00	122773	09/05/2019	porter service
1807	10/03/2019		Petty-Faldyn Property Repair LLC	200.00	122865	10/06/2019	monthly porter service
1770	11/05/2019		Robert Walker	200.00	122964	11/06/2019	September porter service
1703	11/06/2019		Lopez Boyz	120.00	122969	11/06/2019	October porter service/dog stations
1798	12/03/2019		Robert Walker	200.00	123065	12/05/2019	remove trash/haul to dump
				2,936.82			November porter service
<b>6705 - Professional Fees</b>							
2019055	07/15/2019		Strong Surveying	500.00	122611	07/19/2019	surveying services
200831	10/21/2019		Thompson, Derrig and Craig,	235.00	122915	10/22/2019	Federal Tax Return preparation 2018
				735.00			
<b>6710 - Property Taxes</b>							
87191	01/15/2019		Kristeen Roe, Tax A/C	4.91	122011	01/23/2019	brazos county 2018 tax statment
89941	10/21/2019		Kristeen Roe, Tax A/C	2.40	122912	10/22/2019	carter creek pkwy
				7.31			
<b>6755 - Tax Expense</b>							
74-	12/16/2019		Internal Revenue Service	340.55	123094	12/17/2019	taxes due
<b>6810 - Utilities</b>							
2063196	01/06/2019		Bryan Texas Utilities	25.40	121953	01/07/2019	Utilities
2063197	01/06/2019		Bryan Texas Utilities	1,986.78	121953	01/07/2019	Utilities
2063465	01/06/2019		Bryan Texas Utilities	466.65	121953	01/07/2019	Utilities
2063476	01/06/2019		Bryan Texas Utilities	60.91	121953	01/07/2019	Utilities
2312117	01/06/2019		Bryan Texas Utilities	94.34	121989	01/07/2019	Utilities
2063197	02/05/2019		Bryan Texas Utilities	1,615.36	122055	02/06/2019	water
2063465	02/05/2019		Bryan Texas Utilities	466.65	122055	02/06/2019	security light & solid waste
2063476	02/05/2019		Bryan Texas Utilities	54.77	122055	02/06/2019	electric
2312117	02/05/2019		Bryan Texas Utilities	88.10	122055	02/06/2019	electric
2063196	02/05/2019		Bryan Texas Utilities	23.71	122055	02/06/2019	water
2063196	03/04/2019		Bryan Texas Utilities	25.40	122152	03/07/2019	Utilities
2063197	03/04/2019		Bryan Texas Utilities	1,897.17	122152	03/07/2019	Utilities
2063465	03/04/2019		Bryan Texas Utilities	466.65	122152	03/07/2019	Utilities
2063476	03/04/2019		Bryan Texas Utilities	54.19	122152	03/07/2019	Utilities
2312117	03/04/2019		Bryan Texas Utilities	95.89	122152	03/07/2019	Utilities
2063196	04/03/2019		Bryan Texas Utilities	25.40	122266	04/07/2019	4513 water
2063197	04/03/2019		Bryan Texas Utilities	1,850.20	122266	04/07/2019	4513 water
2063465	04/03/2019		Bryan Texas Utilities	466.65	122266	04/07/2019	4513 electric, solid waste
2063476	04/03/2019		Bryan Texas Utilities	51.56	122266	04/07/2019	4509 electric
2312117	04/03/2019		Bryan Texas Utilities	85.45	122266	04/07/2019	4507 electric
2063196	05/05/2019		Bryan Texas Utilities	25.40	122347	05/06/2019	monthly utilities
2063197	05/05/2019		Bryan Texas Utilities	2,074.53	122347	05/06/2019	monthly utilities
2063465	05/05/2019		Bryan Texas Utilities	466.65	122347	05/06/2019	monthly utilities
2063476	05/05/2019		Bryan Texas Utilities	49.52	122347	05/06/2019	monthly utilities
2312117	05/05/2019		Bryan Texas Utilities	80.12	122347	05/06/2019	monthly utilities
2063196	06/04/2019		Bryan Texas Utilities	25.40	122478	06/07/2019	monthly utilities-4513
2063197	06/04/2019		Bryan Texas Utilities	2,098.02	122478	06/07/2019	monthly utilities-4513
2063465	06/04/2019		Bryan Texas Utilities	466.65	122478	06/07/2019	monthly utilities-4513
2063476	06/04/2019		Bryan Texas Utilities	42.99	122478	06/07/2019	monthly utilities-4509
2312117	06/04/2019		Bryan Texas Utilities	82.34	122478	06/07/2019	monthly utilities-4507
2063196	07/04/2019		Bryan Texas Utilities	25.40	122576	07/07/2019	monthly utilities
2063197	07/04/2019		Bryan Texas Utilities	1,463.33	122576	07/07/2019	monthly utilities
2063465	07/04/2019		Bryan Texas Utilities	466.65	122576	07/07/2019	monthly utilities
2063476	07/04/2019		Bryan Texas Utilities	38.50	122576	07/07/2019	monthly utilities
2312117	07/04/2019		Bryan Texas Utilities	75.14	122576	07/07/2019	monthly utilities
2063196	08/06/2019		Bryan Texas Utilities	41.58	122676	08/07/2019	monthly utilities-water
2312117	08/06/2019		Bryan Texas Utilities	74.64	122676	08/07/2019	monthly utilities-electricity
2063476	08/06/2019		Bryan Texas Utilities	38.22	122676	08/07/2019	monthly utilities-electricity
2063465	08/06/2019		Bryan Texas Utilities	466.65	122676	08/07/2019	monthly utilities-security light/solid waste
2063197	08/06/2019		Bryan Texas Utilities	1,358.89	122676	08/07/2019	monthly utilities-water
2312117	09/04/2019		Bryan Texas Utilities	78.07	122761	09/05/2019	monthly utilities-electricity (House Meter)
2063476	09/04/2019		Bryan Texas Utilities	38.72	122761	09/05/2019	monthly utilities-electricity 4509
2063465	09/04/2019		Bryan Texas Utilities	466.65	122761	09/05/2019	monthly utilities-security light/solid waste 4513
2063197	09/04/2019		Bryan Texas Utilities	1,716.09	122761	09/05/2019	monthly utilities-water 4513
2063196	09/04/2019		Bryan Texas Utilities	38.97	122761	09/05/2019	monthly utilities-water 4513
2063196	10/03/2019		Bryan Texas Utilities	66.81	122857	10/06/2019	monthly utilities-water
2063197	10/03/2019		Bryan Texas Utilities	1,726.60	122857	10/06/2019	monthly utilities-water
2063465	10/03/2019		Bryan Texas Utilities	466.65	122857	10/06/2019	monthly utilities-security light/solid waste
2063476	10/03/2019		Bryan Texas Utilities	39.67	122857	10/06/2019	monthly utilities-electricity
2312117	10/03/2019		Bryan Texas Utilities	80.12	122857	10/06/2019	monthly utilities-electricity
2063197	11/05/2019		Bryan Texas Utilities	1,870.59	122957	11/06/2019	monthly utilities-water
2312117	11/05/2019		Bryan Texas Utilities	76.89	122957	11/06/2019	monthly utilities-electricity
2063476	11/05/2019		Bryan Texas Utilities	41.15	122957	11/06/2019	monthly utilities-electricity

2063465	11/05/2019		Bryan Texas Utilities	466.65	122957	11/06/2019	monthly utilities-security light/solid waste 4513
2063196	11/05/2019		Bryan Texas Utilities	67.29	122957	11/06/2019	monthly utilities-water
2063465	12/03/2019		Bryan Texas Utilities	466.65	123047	12/05/2019	monthly utilities-security light/solid waste
2312117	12/03/2019		Bryan Texas Utilities	85.36	123047	12/05/2019	monthly utilities-electricity
2063476	12/03/2019		Bryan Texas Utilities	37.04	123047	12/05/2019	monthly utilities-electricity house light meter
2063197	12/03/2019		Bryan Texas Utilities	1,541.20	123047	12/05/2019	monthly utilities-water
2063196	12/03/2019		Bryan Texas Utilities	35.87	123047	12/05/2019	monthly utilities-water
				<b>28,768.89</b>			
<b>Total</b>				<b>151,533.41</b>			

# Homeowner Delinquency

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

Amount Owed In Account: All

Balance: Greater than 204.00

Unit	Name	Amount Receivable
<hr/>		
4505#03		612.00
4515#04		398.00
4515#07		612.00
4515#08		408.00
		2,030.00
<b>Total</b>		<b>2,030.00</b>

17785310

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

Date 12/31/19  
Primary Account  
Enclosures

Page 1

Commercial Money Market

Account Number

Previous Stmt Balance 88,937.51  
1 Deposits/Credits 1,000.00  
Checks/Debits .00  
Service Charge :00  
Interest Paid 22.17  
Ending Stmt Balance 89,959.68

Statement Dates 12/02/19 thru 12/31/19

Days in the statement period 30  
Average Daily Balance 89,904.17  
Average Collected Bal 89,904.17

2019 Interest Paid 248.46

Activity in Date Order

Date	Description	Amount	Balance
12/03	DDA CREDIT	1,000.00	89,937.51
12/31	INTEREST DEPOSIT	22.17	89,959.68

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/02	88,937.51	12/03	89,937.51	12/31	89,959.68

Interest Rate Summary

Date	Rate
12/01	0.300000%





## OAKWOOD HOA 2020 BUDGET

	2019 Budget	2019 Actual	2020 Budget	
<b>Income:</b>				
HOA Dues	149328	149749	149328	100%
HOA Violations		110		
Late Fees				
Transfer from Reserves				
<b>Total Income:</b>	<b>149328</b>	<b>149859</b>	<b>149328</b>	
 <b>Expenses:</b>				
Special Projects	0	14593.38	9000	Parking Lot Repairs
Electrical	1000	1429.85	1250	
General Maintenance	6000	4604.97	5000	
Insurance	20000	21601.32	22000	
Transfer to Reserves	12000	12000	12000	
Legal Fees	500	142.5	300	
Lawn Maintenance	8500	10469.73	8500	
Management Fees	6000	6000	6000	
Misc. Expense	100	0	0	
Plumbing Expense	1500	2656.37	2000	
Porter Service	3000	2851.82	3000	
Professional Fees	300	735	400	
Utilities	32000	28768.89	30000	
Tax Expense	0	347.86	375	
Fence Repair	0	0	2000	
Pest Control	1400	1544.88	1500	
Roof Expense	0	0	0	
Bank Note Payment	43504.08	43701.84	43504.08	
 <b>TOTAL EXPENSES:</b>	 <b>135804.1</b>	 <b>151448.4</b>	 <b>146829.1</b>	
 <b>NET INCOME:</b>	 <b>13523.92</b>	 <b>-1589.41</b>	 <b>2498.9</b>	



**Bob Walker**  
 REALTOR  
 10000 Park Road  
 Dallas, TX 75244  
 972.342.1111

10000 Park Road, Dallas, TX 75244

**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 01/10/20 at 2:43 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 'Townhome' Street Name is like 'carter creek'

**Residential**

**Active Properties**

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	DOM
19006792	4505 Carter Creek Parkwa3	2	2	1/1	NONE	Oakwood	Townhomes	1979	1,056	\$84.28	\$89,000	268

**# LISTINGS:**

1	Medians:	1979	1,056	\$84.28	\$89,000	268
	Minimums:	1979	1,056	\$84.28	\$89,000	268
	Maximums:	1979	1,056	\$84.28	\$89,000	268
	Averages:	1979	1,056	\$84.28	\$89,000	268

**Sold Properties**

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
19006748	4505 Carter Creek Parkwa1	2	2	1/1	NONE	Oakwood	Townhomes	1979	1,056	\$73.86	\$78,000	\$68,000	\$64.39	09/20/2019	87.18	156
18019436	4507 Carter Creek #1	1	2	1/1	NONE	Oakwood	Townhomes	1979	1,056	\$75.76	\$80,000	\$72,500	\$68.66	02/28/2019	90.63	63
19015192	4507 Carter Creek Parkwa5	2	2	1/1	NONE	Oakwood	Townhomes	1979	1,054	\$80.55	\$84,900	\$78,500	\$74.48	10/25/2019	92.46	10
19002105	4515 Carter Creek Parkwa7	2	2	1/1	NONE	Oakwood	Townhomes	1979	1,056	\$89.39	\$94,400	\$94,400	\$89.39	06/21/2019	100.00	123
19014514	4509 Carter Creek Parkwa3	2	2	1/1	NONE	Oakwood	Townhomes	1979	1,056	\$94.70	\$100,000	\$96,000	\$90.91	11/26/2019	96.00	64

**# LISTINGS:**

5	Medians:	1979	1,056	\$80.55	\$84,900	64
	Minimums:	1979	1,054	\$73.86	\$78,000	10
	Maximums:	1979	1,056	\$94.70	\$100,000	156
	Averages:	1979	1,056	\$82.85	\$87,460	83

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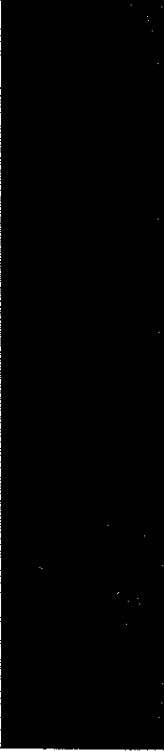
\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

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



Bob Walker

10000 N. 10th Ave.  
Phoenix, AZ 85020  
602.998.1234  
www.bobwalker.com



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 01/10/20 at 2:43 pm

Quick Statistics ( 6 Listings Total )			
	Min	Max	Average
List Price	\$78,000	\$100,000	\$87,717
Sold Price	\$68,000	\$96,000	\$81,880
			Median
			\$86,950
			\$78,500

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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.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
06/07/2019

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 OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (A/C, No., Ext): (979)774-3900	COMPANY United Specialty Insurance Company	
FAX (A/C, No.): (979)774-3955	E-MAIL ADDRESS: eliana.milioto@sigbcs.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 9659	INSURED Oakwood Townhomes HOA C/O Century 21 Beal 903 S Texas Ave College Station TX 77840-		LOAN NUMBER	POLICY NUMBER S627316
		EFFECTIVE DATE 04/20/2019	EXPIRATION DATE 04/20/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

### PROPERTY INFORMATION

LOCATION/DESCRIPTION 4505-4517 Carter Creek Pkwy Bryan, TX 77802 Total 61 condo units
--

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; Blanket, Special Form, Replacement Cost; \$25,000 wind/hail deductible	4,575,000	10,000
Equipment Breakdown	100,000	10,000
Ordinance or Law - Loss to Undamaged Portion of Building	Included	10,000
Ordinance or Law - Demolition Cost Blanket	1,000,000	10,000
Ordinance or Law - Increased Cost of Construction Blanket	1,000,000	10,000

### REMARKS (Including Special Conditions)

--

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

### ADDITIONAL INTEREST

AI 002873

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/07/2019

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

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

PRODUCER	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME:	Eliana Milioto	
		PHONE (A/C No, Ext):	(979)774-3900	FAX (A/C No):
		E-MAIL ADDRESS:	eliana.milioto@sigsbc.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED	Oakwood Townhomes HOA c/o Beal Properties 903 S Texas Ave College Statio TX 77840-	INSURER A: RLI Surety		
		INSURER B: United States Liability Insurance		
		INSURER C:		
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES                      CERTIFICATE NUMBER:                      REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<b>GENERAL LIABILITY</b> <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			NPP1575543B	04/20/2019	04/20/2020	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Per occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COM/OP AGG	\$ Included
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Per accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Dishonesty/Fidelity Bond			LFM0014832	08/01/2018	08/01/2019	Limit	30,000
B	Directors & Officers			NPP1575543B	04/20/2019	04/20/2020	Aggr / Each Claim	1,000,000

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

CERTIFICATE HOLDER                      CANCELLATION                      AI 002873

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

Fax: (979)774-3955

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