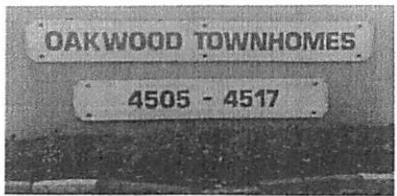


*Oakwood Townhomes  
Homeowners Association, Inc.*



*2022 Annual Meeting  
Thursday, March 24<sup>th</sup> 6 pm*

*\*3363 University Dr East Suite 215 Bryan TX \*[www.bealbcshoa.com](http://www.bealbcshoa.com) \* 979-764-2500*



Beal Properties Inc  
3363 University Dr East Suite 215 Bryan, Texas 77802  
Business (979)764-2500 hoa@bealbcs.com

Oakwood Townhome Condos Owners Association requests your attendance at the 2022 Annual Meeting to be held at Beal Properties Office and via Zoom on Thursday, March 24<sup>th</sup>, 2022, at 6:00pm.

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 5:00 pm, March 24<sup>th</sup>, 2022. You can mail the completed proxy (below) to Beal Properties Inc Attention: Toni Myers or email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com)

**Agenda**

1. Roll Call
2. Proof of meeting announcement & introduction of HOA Board and Homeowners
3. Financial report (2021)
  - a. 2021 Financial report review
  - b. Delinquent Dues, 2021 Sales Report
  - c. 2022 Budget
4. Election or reinstatement of Officers and Board
5. New Business
6. Old Business
7. Adjournment

-----  
**2022 Annual Meeting Proxy Statement**

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

Do hereby appoint: \_\_\_\_\_

Or: (circle one)

Randal Lunsford      Victor Castillo      Max Murtaugh      Jim Jamison      Don Benedict

As agent for me, and in my name and stead to vote as my Proxy at the 2022 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 March 24th, 2022, 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 11, 2020**

1. **The meeting was called to order at 1:01 PM**
2. **Roll call**
3. **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, Jenna and John Overacker, Vincent Hyney, Jim Jamison and Douglas Jacobs. Three proxies were produced.
4. **The previous annual meeting minutes were reviewed and approved as presented.** A motion was made and seconded (Eva Goodman, Douglas Jacob) to approve the minutes as read. The motion passed.
5. **Financial reports (Terry Thigpin, BVPM)**  
2019 financials were reviewed, delinquent dues,
6. **2020 Proposed Budget was reviewed.** A motion was made and seconded to approve the new budget (Eva Goodman, Rita Pouliotte). The motion passed.
7. **Toni Myers (BVPM) reviewed the sales from Jan. 2019 and presented the current MLS numbers.**
8. **Proof insurance was produced.**
9. **Election/Reinstatement of Board Members:**
  - a. Eva Goodman and Rita Pouliotte agreed to stay on. Stephanie Garner, current secretary, is resigning after serving 9 years. Vincent Hyney and Jenna Overacker joined the board. A vote was not taken. There was no quorum. If you are interested in serving on the Board, please contact Century 21 (Terry Thigpin).
  - b. **Quarterly** Board of Director meetings will be held at 5:30 pm at Century 21 unless otherwise posted: March 2nd, June 3rd, September 7th, December 9th
  - c. Owners not on the Board who want to attend must RSVP
10. **Old business:** The wall was built and completed. A fence was constructed to prevent accidental falls off the wall and end gates to prevent vehicles from driving behind the buildings. The decks that were taken down to complete the wall were rebuilt.  
Foundation was leveled on Building 4507.  
We removed trees that were causing/involved with the wall construction. BVPM met with the Elements Apartments to discuss leaning trees on the other side of the creek. They said they will take care of the trees on the other side of the creek that would cause damage on our property if they fell.  
  
The roofs were replaced last year.  
  
A leak in the parking lot was repaired. When it gets warmer, the board will repair the concrete in several places in the parking lot and consider putting in a drainage flume to redirect some of the water during heavy rains.
11. **New business:** The parking lot will be restriped and repaired when weather permits. BVPM said that once the numbers are legible, the towing company can remove cars parked inappropriately. Owners may call the number on the towing sign at the entrances of the parking lot.  
  
Owners can report maintenance requests through the portal. Non-owners may call BVPM to report maintenance concerns. Contact information posted at the mailboxes.  
  
The fence dividing Oakwood Townhomes and the neighborhood is maintained by the complex. The fence is falling down in one section that will need to be replaced.  
  
We may need to do tree trimming in the Spring around the cable/telephone lines behind 4515-4517. Please report tree concerns to BVPM.  
Landscaping improvements may be considered in the new year starting with 4515-4517.

Light outside 4509 does not work consistently. BVPM will contact city.

Mr. Jacobs inquired about lights on the along the buildings by the creek. BVPM will get estimates for the Board to consider.

BVPM spoke with the Post Office about mail boxes being left open. After investigation, it seems some of the locks are bent. It is the owner's responsibility to maintain the lock on their own mailbox.

Locked outbox was previously considered and owners requested that it be looked at again. BVPM will research reasonable options and forward the results to the Board for approval.

## **12. Adjournment**

Motion to adjourn was made (Eva Goodman, Stephanie Garner). The meeting was adjourned at 1:55 PM.

# Cash Flow

## Beal Properties

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

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	805.00	0.54	805.00	0.54
Homeowners Association Dues	147,722.10	98.53	147,722.10	98.53
Cost of Collections	1,260.00	0.84	1,260.00	0.84
Fines for violations	75.00	0.05	75.00	0.05
NSF Penalty	60.00	0.04	60.00	0.04
<b>Total Operating Income</b>	<b>149,922.10</b>	<b>100.00</b>	<b>149,922.10</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	504.00	0.34	504.00	0.34
Fence Repair	300.00	0.20	300.00	0.20
General Maintenance	3,097.94	2.07	3,097.94	2.07
Insurance	28,703.40	19.15	28,703.40	19.15
Transfer to Reserves	12,000.00	8.00	12,000.00	8.00
Legal Fees	1,691.00	1.13	1,691.00	1.13
Lawn/Property Maintenance	9,990.00	6.66	9,990.00	6.66
Maintenance Supplies	42.71	0.03	42.71	0.03
Special Projects	8,825.36	5.89	8,825.36	5.89
Management Fee	6,000.00	4.00	6,000.00	4.00
Mortgage/Note Payment	43,701.84	29.15	43,701.84	29.15
Pest Control	1,190.75	0.79	1,190.75	0.79
Plumbing Expense	2,133.53	1.42	2,133.53	1.42
Porter Service	2,835.00	1.89	2,835.00	1.89
Professional Fees	235.00	0.16	235.00	0.16
Sign Expense	664.88	0.44	664.88	0.44
Tax Expense	164.35	0.11	164.35	0.11
Trash Pick-up	195.00	0.13	195.00	0.13
Utilities	28,576.82	19.06	28,576.82	19.06
<b>Total Operating Expense</b>	<b>150,851.58</b>	<b>100.62</b>	<b>150,851.58</b>	<b>100.62</b>
<b>NOI - Net Operating Income</b>	<b>-929.48</b>	<b>-0.62</b>	<b>-929.48</b>	<b>-0.62</b>
Total Income	149,922.10	100.00	149,922.10	100.00
Total Expense	150,851.58	100.62	150,851.58	100.62
<b>Net Income</b>	<b>-929.48</b>	<b>-0.62</b>	<b>-929.48</b>	<b>-0.62</b>
<b>Other Items</b>				
Prepayments	-2,203.00		-2,203.00	
<b>Net Other Items</b>	<b>-2,203.00</b>		<b>-2,203.00</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>-3,132.48</u>		<u>-3,132.48</u>	
Beginning Cash	9,089.56		9,089.56	
Beginning Cash + Cash Flow	5,957.08		5,957.08	
Actual Ending Cash	6,471.08		6,471.08	

## Cash Flow

### Beal Properties

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

Date Range: 01/01/2020 to 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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>				
Transfer From Reserve	44,000.00	23.16	44,000.00	23.16
Late Fees\NSF Rent	35.00	0.02	35.00	0.02
Homeowners Association Dues	145,863.00	76.77	145,863.00	76.77
CCR Enforcement - Property Damage	35.00	0.02	35.00	0.02
NSF Penalty	70.00	0.04	70.00	0.04
<b>Total Operating Income</b>	<b>190,003.00</b>	<b>100.00</b>	<b>190,003.00</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	653.95	0.34	653.95	0.34
General Maintenance	4,580.37	2.41	4,580.37	2.41
Insurance	25,628.20	13.49	25,628.20	13.49
Transfer to Reserves	12,000.00	6.32	12,000.00	6.32
Legal Fees	1,250.00	0.66	1,250.00	0.66
Lawn/Property Maintenance	14,745.99	7.76	14,745.99	7.76
Maintenance Supplies	79.29	0.04	79.29	0.04
Special Projects	30,061.02	15.82	30,061.02	15.82
Management Fee	6,000.00	3.16	6,000.00	3.16
Mortgage/Note Payment	43,701.84	23.00	43,701.84	23.00
Pest Control	1,190.75	0.63	1,190.75	0.63
Plumbing Expense	1,741.10	0.92	1,741.10	0.92
Porter Service	2,640.00	1.39	2,640.00	1.39
Posting Notices	60.00	0.03	60.00	0.03
Professional Fees	235.00	0.12	235.00	0.12
Property Taxes	2.34	0.00	2.34	0.00
Towing Service	250.00	0.13	250.00	0.13
Trash Pick-up	-35.00	-0.02	-35.00	-0.02
Utilities	31,295.96	16.47	31,295.96	16.47
<b>Total Operating Expense</b>	<b>176,080.81</b>	<b>92.67</b>	<b>176,080.81</b>	<b>92.67</b>
<b>NOI - Net Operating Income</b>	<b>13,922.19</b>	<b>7.33</b>	<b>13,922.19</b>	<b>7.33</b>
Total Income	190,003.00	100.00	190,003.00	100.00
Total Expense	176,080.81	92.67	176,080.81	92.67
<b>Net Income</b>	<b>13,922.19</b>	<b>7.33</b>	<b>13,922.19</b>	<b>7.33</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Other Items</b>				
Prepayments	-93.00		-93.00	
<b>Net Other Items</b>	-93.00		-93.00	
<b>Cash Flow</b>	13,829.19		13,829.19	
<b>Beginning Cash</b>	-4,739.63		-4,739.63	
<b>Beginning Cash + Cash Flow</b>	9,089.56		9,089.56	
<b>Actual Ending Cash</b>	9,089.56		9,089.56	



## Expense Distribution

Exported On: 03/24/2022 12:42 PM

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

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>4600 - Homeowners Association Dues</b>							
	04/21/2021	4505#08	Carlos Guerra	310.00	124435	04/21/2021	Carlos Guerra, Oakwood Townhomes - 4505#08: Move Out Refund
	08/12/2021	4505#01	Darlene Tuleen	204.00	124875	08/13/2021	Darlene Tuleen, Oakwood Townhomes - 4505#01: Move Out Refund
				514.00			
<b>4606 - Certified Letter Charge</b>							
	05/05/2021		Beal Properties	6.90	124846	11/08/2021	Certified Letter Charge for 05/2021
	11/23/2021		Beal Properties	6.96	124912	12/07/2021	Certified Letter Charge for 11/2021
				13.86			
<b>6390 - Electrical Repairs</b>							
12491	07/16/2021		Constant Current Electric	285.00	124814	07/19/2021	4517- Removed broken electrical fixture. Installed LED light
12522	08/24/2021		Constant Current Electric	219.00	124690	08/25/2021	4509 #8 - Removed faulty Photocell, supplied and replaced with new
				504.00			
<b>6430 - Fence Repair</b>							
10805	06/09/2021		The Clean Up Crew	300.00	124545	06/09/2021	4509 -Upright fence, leaning and adjust gate latch, cut around tree trunk.
<b>6455 - General Maintenance</b>							
	03/08/2021		Robert Walker	82.31	124348	03/08/2021	Replace 3 light fixtures
12884	03/08/2021	4517#03	T. Fry Make Ready	50.00	124344	03/08/2021	4517 03 - repair siding
10753	05/04/2021		The Clean Up Crew	350.00	124480	05/07/2021	Leveled entrance sign 8'x4'x2' base
12821	05/04/2021		T. Fry Make Ready	104.89	124479	05/07/2021	4507#8 - Replaced 2 outside light fixtures.
12826	05/05/2021		T. Fry Make Ready	190.00	124479	05/07/2021	4507 #8 - Stucco repair and paint
10713	05/05/2021		The Clean Up Crew	101.00	124480	05/07/2021	Replaced exterior wall trim board, wall by entry door, caulked, painted new wood.
87207	07/06/2021		Johnathan Rios	40.00	124600	07/07/2021	Put all wires back in Suddenlink box and secured (4515)
2781	07/12/2021		Petty-Faldyn Property Repair LLC	574.50	124608	07/12/2021	4505 #2 - repaired interior sheetrock damage from exterior leak
	08/06/2021		Bobby Luna	38.38	124684	08/06/2021	Installed new flag on Main Mail Box
87354	08/06/2021		Johnathan Rios	20.00	124686	08/06/2021	Removed wasp nest. 4513
13239	09/07/2021		T. Fry Make Ready	125.00	124726	09/07/2021	4507 # 5, Sheetrock repairs from outside water leak
13265	10/07/2021		T. Fry Make Ready	70.82	124780	10/08/2021	4513 #8 - Replaced dryer vent cover
88335	10/08/2021	4515#01	Johnathan Rios	45.00	124782	10/08/2021	4515 #1 - Filled gaps above windows on the outside of unit where water was entering
88849	11/04/2021	4507#03	Fire Water Restoration Emergency Services	135.60	124851	11/08/2021	4507 #3 - check for water mildew issues.
13371	11/08/2021		T. Fry Make Ready	808.04	124855	11/08/2021	4517 #3 - Replaced rotten stud base plate on interior wall, replaced insulation, installed new sheetrock, taped, floated and painted.
13447	12/07/2021		T. Fry Make Ready	497.42	124922	12/07/2021	4517 #3 - Removed exterior siding to get to area where we replaced rotted wood area. Replaced ..
				3,212.94			
<b>6470 - Insurance</b>							
TXH-A09528	01/18/2021		IPFS Corporation	1,790.55	124208	01/20/2021	
TXH-A09528	02/08/2021		IPFS Corporation	1,790.55	124281	02/08/2021	
NPP1575543D	03/15/2021		United States Liability Insurance Compan	988.00	124369	03/24/2021	
					124443,	04/23/2021,	
SAV9659P210412-001	04/23/2021		Service Insurance Group, Inc	4,011.00	124443,	04/23/2021,	Down Payment for 2021 -2022 Annual Insurance
					124443	04/23/2021	
20N3068400043	05/05/2021		Service Insurance Group, Inc	987.82	124464	05/05/2021	Insurance - Wind Deductible buy back
TXH-B28702	05/14/2021		IPFS Corporation	433.21	124496	05/19/2021	Monthly insurance payment
STCP0001358-01	05/18/2021		Safepoint Insurance	2,002.00	124498	05/19/2021	Monthly insurance payment
TXH-B28702	06/07/2021		IPFS Corporation	433.21	124541	06/07/2021	Monthly insurance Premium
LFM0014832	06/08/2021		RLI Surety	177.00	124544	06/09/2021	Insurance Bond
STCP0001358-01	06/22/2021		Safepoint Insurance	2,002.00	124555	06/22/2021	Monthly insurance Premium
THX-B28702	07/06/2021		IPFS Corporation	433.21	124605	07/07/2021	Monthly insurance invoice
STCP0001358-01	07/27/2021		Safepoint Insurance	2,002.00	124630	07/27/2021	Monthly insurance payment
TXH-B28702	08/13/2021		IPFS Corporation	433.21	124873	08/13/2021	Monthly insurance Premium
STCP0001358-01	09/07/2021		Safepoint Insurance	2,002.00	124725	09/07/2021	Monthly insurance Premium
NPP1575543D	09/07/2021		United States Liability Insurance Compan	746.00	124727	09/07/2021	Insurance Bond Annual
THX-B28702	09/08/2021		IPFS Corporation	433.21	124735	09/08/2021	Monthly insurance Premium
STCP0001358-01	10/07/2021		Safepoint Insurance	2,002.00	124798	10/08/2021	Monthly insurance Premium
TXH-B28702	10/15/2021		IPFS Corporation	433.21	124814	10/15/2021	Monthly insurance Premium
TXH-B28702	11/12/2021		IPFS Corporation	433.21	124867	11/12/2021	Monthly insurance Premium
NPP1575543D	11/23/2021		United States Liability Insurance Compan	746.00	124886	11/23/2021	Semi Annual Insurance
STCP0001358-01	12/01/2021		Safepoint Insurance	2,002.00	124893	12/01/2021	Insurance Premium
TXH-B28702	12/07/2021		IPFS Corporation	433.21	124917	12/07/2021	Insurance Premium
STCP0001358-01	12/22/2021		Safepoint Insurance	2,002.00	124948	12/22/2021	Monthly insurance Premium
				28,716.40			
<b>6471 - Transfer to Reserves</b>							
	01/01/2021		Oakwood Townhomes	1,000.00	124157	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Oakwood Townhomes	1,000.00	124241	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Oakwood Townhomes	1,000.00	124308	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		Oakwood Townhomes	1,000.00	124394	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		Oakwood Townhomes	1,000.00	124451	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		Oakwood Townhomes	1,000.00	124513	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		Oakwood Townhomes	1,000.00	124588	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		Oakwood Townhomes	1,000.00	124636	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		Oakwood Townhomes	1,000.00	124708	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Oakwood Townhomes	1,000.00	124766	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Oakwood Townhomes	1,000.00	124832	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		Oakwood Townhomes	1,000.00	124902	12/02/2021	December 2021 - Transfer to Reserves
				12,000.00			
<b>6473 - Legal Fees</b>							
20-1097.4	02/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124285	02/08/2021	
20-1097.5	02/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124285	02/08/2021	
20-1097.2	02/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124285	02/08/2021	Dr. Rajat Sethi
20-1097.3	02/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124285	02/08/2021	Angela Windham
44435	06/28/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	330.00	124561	06/28/2021	Filed legal lien Brazos County Clerk Lance Norwood
44436	06/28/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	330.00	124561	06/28/2021	Filed legal lien Brazos County Clerk Dr. Rajat Sethi
44437	06/28/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	330.00	124561	06/28/2021	Lien with Brazos County Clerk for Angela Windham
45758	11/12/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	101.00	124872	11/12/2021	legal issues with the resignation of the HOA President.

				1,891.00			
<b>6475 - Lawn/Property Maintenance</b>							
OW12	01/07/2021		Lawn Stars	595.38	124178	01/07/2021	Monthly Lawn Maintenance
OW13	02/08/2021		Lawn Stars	595.38	124284	02/08/2021	
OW14	03/08/2021		Lawn Stars	868.00	124340	03/08/2021	feb lawn care & winterizing exterior hose bibs
OW15	04/08/2021		Lawn Stars	1,363.95	124410	04/07/2021	maintenance/landscaping/tree removal/repairs at #313
OW16	05/07/2021		Lawn Stars	627.85	124477	05/07/2021	Monthly lawn maintenance
OW17	06/09/2021		Lawn Stars	595.38	124543	06/09/2021	Monthly lawn maintenance
OW18	07/06/2021		Lawn Stars	595.38	124595	07/07/2021	maintenance contract
OW18	07/06/2021		Lawn Stars	595.38	124595	07/07/2021	put dirt and grass
OW18	07/06/2021		Lawn Stars	81.18	124595	07/07/2021	cut down tree
OW18	07/06/2021		Lawn Stars	487.12	124595	07/07/2021	sprinkler repair
OW19	08/08/2021		Lawn Stars	595.38	124662	08/06/2021	Monthly Lawn Maintenance
3987	08/24/2021		Twin City Plumbing LLC	120.00	124695	08/25/2021	4507 #7 - Turn off water to sprinkler system
3993	08/24/2021		Twin City Plumbing LLC	95.00	124695	08/25/2021	inspected water leak, sprinkler system. OK
OW20	09/07/2021		Lawn Stars	974.25	124723	09/07/2021	Monthly Lawn Maintenance (sprinkler repair, remove stones and fill dirt.)
OW21	10/08/2021		Lawn Stars	600.79	124802	10/08/2021	Monthly Lawn Maintenance
OW22	11/12/2021		Lawn Stars	600.79	124870	11/12/2021	Monthly Lawn Maintenance
OW23	12/14/2021		Lawn Stars	600.79	124933	12/14/2021	Monthly Lawn Maintenance
				9,990.00			
<b>6520 - Maintenance Supplies</b>							
9186730152	01/08/2021		HD Supply Facilities Maintenance	42.71	124196	01/13/2021	Doggie Bags
<b>6531 - Special Projects</b>							
12825	06/03/2021		T. Fry Make Ready	1,255.00	124531	06/04/2021	Stucco repairs and paint throughout, straighten post and installed NO DUMPING sign
10764	07/06/2021		The Clean Up Crew	4,300.00	124602	07/07/2021	Removed stucco and rotten wood and replaced with Hardie Plank throughout complex
12994	07/06/2021		T. Fry Make Ready	270.36	124601	07/07/2021	4505 #2 - stucco repair in patio area.
Oakwood Townhomes	08/06/2021		Chad's Mobile Wash	3,000.00	124654	08/06/2021	Power wash exterior walls, stucco and wood siding through out the complex.
				8,825.36			
<b>6540 - Management Fee</b>							
	01/03/2021		Beal Properties	500.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	500.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	500.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	500.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	500.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	500.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	500.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	500.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	500.00	124718	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	500.00	124777	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	500.00	124842, 124842, 124844	11/04/2021, 11/04/2021, 11/04/2021	Management Fee for 11/2021
	12/02/2021		Beal Properties	500.00	124907	12/02/2021	Management Fee for 12/2021
				6,000.00			
<b>6560 - Mortgage/Note Payment</b>							
	01/01/2021		The Bank & Trust (TB&T)	3,641.82	124152	01/03/2021	January 2021 - 500.00 additional towards principle
	02/01/2021		The Bank & Trust (TB&T)	3,641.82	124236	02/01/2021	February 2021 - 500.00 additional towards principle
	03/01/2021		The Bank & Trust (TB&T)	3,641.82	124317	03/02/2021	March 2021 - 500.00 additional towards principle
	04/01/2021		The Bank & Trust (TB&T)	3,641.82	124389	04/01/2021	April 2021 - 500.00 additional towards principle
	05/01/2021		The Bank & Trust (TB&T)	3,641.82	124460	05/03/2021	May 2021 - 500.00 additional towards principle
	06/01/2021		The Bank & Trust (TB&T)	3,641.82	124508	06/02/2021	June 2021 - 500.00 additional towards principle
	07/01/2021		The Bank & Trust (TB&T)	3,641.82	124574	07/02/2021	July 2021 - 500.00 additional towards principle
	08/01/2021		The Bank & Trust (TB&T)	3,641.82	124645	08/02/2021	August 2021 - 500.00 additional towards principle
	09/01/2021		The Bank & Trust (TB&T)	3,641.82	124717	09/02/2021	September 2021 - 500.00 additional towards principle
	10/01/2021		The Bank & Trust (TB&T)	3,641.82	124775	10/01/2021	October 2021 - 500.00 additional towards principle
	11/01/2021		The Bank & Trust (TB&T)	3,641.82	124838	11/02/2021	November 2021 - 500.00 additional towards principle
	12/01/2021		First Financial Bank	3,641.82	124894	12/02/2021	December 2021 - 500.00 additional towards principle
				43,701.84			
<b>6695 - Pest Control</b>							
23911	08/05/2021		Joe Loudat DBA/	1,190.75	124680	08/06/2021	sub-terr Termites Renewal
<b>6700 - Plumbing Expense</b>							
31041	03/01/2021		Holman's Quality Plumbing	992.50	124336	03/08/2021	
31799	07/06/2021		Holman's Quality Plumbing	115.00	124593	07/07/2021	4513#10 / owner responsibility / shower cartridge valve broken
3785	07/07/2021	4517#05	Twin City Plumbing LLC	180.00	124604	07/07/2021	unclog toilet vent pipe
4020	09/10/2021	4505#10	Twin City Plumbing LLC	240.00	124738	09/10/2021	Repaired 1" main water line near unit 4505 # 10
72451	11/11/2021		Ed Phillips Plumbing	466.03	124662	11/12/2021	4507 - found irrigation line on the water main broken - shut off water, repaired the break.
4239	12/14/2021	4507#03	Twin City Plumbing LLC	140.00	124937	12/14/2021	4507 #3 - Treat Microbial grout on kitchen sink walls
				2,133.53			
<b>6701 - Porter Service</b>							
2079	01/07/2021		Robert Walker	60.00	124186	01/07/2021	Moved old wood privacy fence, cleaned up and hauled off excess trash
2086	01/07/2021		Robert Walker	200.00	124186	01/07/2021	Monthly Porter Service
2115	02/04/2021		Robert Walker	200.00	124273	02/08/2021	
2141	03/08/2021		Robert Walker	200.00	124348	03/08/2021	Feb Porter Service
2168	04/06/2021		Robert Walker	200.00	124415	04/07/2021	March Porter Service
2190	05/05/2021		Robert Walker	200.00	124483	05/07/2021	April 2021 Porter Service
2208	06/03/2021		Robert Walker	200.00	124534	06/04/2021	Monthly Porter Service
2226	07/05/2021		Robert Walker	30.00	124583	07/06/2021	Bulk pick up of bags, construction materials and old bathroom fixtures
2230	07/05/2021		Robert Walker	200.00	124583	07/06/2021	June 2021 Porter Service
2255	08/06/2021		Robert Walker	200.00	124668	08/06/2021	Monthly Porter Service
2240	08/06/2021		Robert Walker	105.00	124668	08/06/2021	Installed signage in Bulletin Board, posted notices (2) about power washing
2277	09/07/2021		Robert Walker	200.00	124728	09/07/2021	Monthly Porter Service
2297	10/07/2021		Robert Walker	200.00	124778	10/08/2021	Monthly Porter Service
2292	10/07/2021		Robert Walker	45.00	124778	10/08/2021	Bulk pick up of refrigerator box, dishwasher, box full of trash, construction material
2317	11/08/2021		Robert Walker	200.00	124856	11/08/2021	Monthly Porter Service
2312	11/08/2021		Robert Walker	30.00	124856	11/08/2021	Bulk Pick up
2338	12/07/2021		Robert Walker	200.00	124923	12/07/2021	Monthly Porter Service
2332	12/07/2021		Robert Walker	135.00	124923	12/07/2021	Bulk Pick up
3825	12/07/2021		Lopez Boyz	30.00	124919	12/07/2021	Picked up trash throughout the complex.
				2,835.00			
<b>6705 - Professional Fees</b>							
210871	10/08/2021		Thompson, Demig and Craig, P.C.	235.00	124798	10/08/2021	Preparation of Federal Corp Income Tax Return 2020
<b>6753 - Sign Expense</b>							
485-49429	07/06/2021		Fast Signs	418.95	124591	07/07/2021	Replacement sign panel for Oakwood
485-49583	07/06/2021		Fast Signs	189.44	124591	07/07/2021	Installation of sign at Oakwood HOA

485-49594	07/06/2021	Fast Signs	56.49	124591	07/07/2021	Poster inserts
			664.88			
			6755 - Tax Expense			
CP181-74-2011730	07/07/2021	Internal Revenue Service	162.00	124586	07/07/2021	Oakwood HOA 2019 Taxes
93941-368104	11/11/2021	Kristeen Roe, Tax A/C	2.35	124869	11/12/2021	2021 Property Taxes
			164.35			
			6776 - Trash Pick-up			
2096	02/04/2021	Robert Walker	195.00	124273	02/08/2021	
			6810 - Utilities			
2312117	01/04/2021	Bryan Texas Utilities	73.13	124168	01/07/2021	
2063476	01/04/2021	Bryan Texas Utilities	37.21	124168	01/07/2021	
2063465	01/04/2021	Bryan Texas Utilities	466.52	124168	01/07/2021	
2063197	01/04/2021	Bryan Texas Utilities	1,240.23	124168	01/07/2021	
2063196	01/04/2021	Bryan Texas Utilities	25.40	124168	01/07/2021	
2063196	01/13/2021	Bryan Texas Utilities	66.95	124197	01/13/2021	utilities lost check #124062
2063197	01/13/2021	Bryan Texas Utilities	1,774.19	124197	01/13/2021	utilities lost check #124062
2063465	01/13/2021	Bryan Texas Utilities	466.52	124197	01/13/2021	utilities lost check #124062
2063476	01/13/2021	Bryan Texas Utilities	34.69	124197	01/13/2021	utilities lost check #124062
2312117	01/13/2021	Bryan Texas Utilities	64.85	124197	01/13/2021	utilities lost check #124062
2063476	02/04/2021	Bryan Texas Utilities	3.18	124265	02/08/2021	
2312117	02/04/2021	Bryan Texas Utilities	7.05	124265	02/08/2021	
2404324	02/04/2021	Bryan Texas Utilities	111.30	124265	02/08/2021	
2063196	02/08/2021	Bryan Texas Utilities	0.00			
2063197	02/08/2021	Bryan Texas Utilities	0.00			
2063197	03/01/2021	Bryan Texas Utilities	1,566.14	124318	03/02/2021	
2063465	03/01/2021	Bryan Texas Utilities	466.52	124318	03/02/2021	
2063476	03/01/2021	Bryan Texas Utilities	37.87	124318	03/02/2021	
2312117	03/01/2021	Bryan Texas Utilities	73.90	124318	03/02/2021	
2063196	03/02/2021	Bryan Texas Utilities	0.00			
2063197	04/06/2021	Bryan Texas Utilities	1,014.66	124402	04/07/2021	Utilities - water
2063465	04/06/2021	Bryan Texas Utilities	466.52	124402	04/07/2021	utilities - solid waste
2063476	04/06/2021	Bryan Texas Utilities	34.42	124402	04/07/2021	Utilities - electric
2312117	04/06/2021	Bryan Texas Utilities	64.57	124402	04/07/2021	Utilities - electric
2063196	04/06/2021	Bryan Texas Utilities	7.25	124402	04/07/2021	Utilities - water
2063197	05/04/2021	Bryan Texas Utilities	1,080.79	124467	05/07/2021	Utilities - water
2063465	05/04/2021	Bryan Texas Utilities	466.52	124467	05/07/2021	Utilities - security light - solid waste container
2063476	05/04/2021	Bryan Texas Utilities	33.82	124467	05/07/2021	Utilities - electric
2312117	05/04/2021	Bryan Texas Utilities	63.78	124467	05/07/2021	Utilities - electric
2063196	05/04/2021	Bryan Texas Utilities	25.40	124467	05/07/2021	Utilities - water
2063196	06/03/2021	Bryan Texas Utilities	25.40	124522	06/04/2021	Utilities - water
2063197	06/03/2021	Bryan Texas Utilities	1,320.57	124522	06/04/2021	Utilities - water
2063465	06/03/2021	Bryan Texas Utilities	466.52	124522	06/04/2021	Utilities - security light - solid waste container
2063476	06/03/2021	Bryan Texas Utilities	33.36	124522	06/04/2021	Utilities - electric
2312117	06/03/2021	Bryan Texas Utilities	63.78	124522	06/04/2021	Utilities - electric
2063196	07/05/2021	Bryan Texas Utilities	48.49	124581	07/06/2021	utilities - water
2063197	07/05/2021	Bryan Texas Utilities	1,661.71	124581	07/06/2021	utilities - water
2063465	07/05/2021	Bryan Texas Utilities	466.52	124581	07/06/2021	utilities - security light - solid waste
2063476	07/05/2021	Bryan Texas Utilities	32.39	124581	07/06/2021	utilities - electrical
2312117	07/05/2021	Bryan Texas Utilities	67.84	124581	07/06/2021	utilities - electrical
2063196	08/03/2021	Bryan Texas Utilities	46.82	124653	08/06/2021	utilities water meter COB16650
2063197	08/03/2021	Bryan Texas Utilities	2,340.89	124653	08/06/2021	Utilities water meter COBR7
2063465	08/03/2021	Bryan Texas Utilities	466.52	124653	08/06/2021	utilities security light/solid waste
2063476	08/03/2021	Bryan Texas Utilities	31.63	124653	08/06/2021	utilities - electric meter 106536
2312117	08/03/2021	Bryan Texas Utilities	65.81	124653	08/06/2021	utilities - electric meter 101462
2063465	09/08/2021	Bryan Texas Utilities	466.52	124731	09/08/2021	utilities - security light - solid waste
2063197	09/08/2021	Bryan Texas Utilities	2,409.49	124731	09/08/2021	utilities - water
2063196	09/08/2021	Bryan Texas Utilities	78.47	124731	09/08/2021	utilities - water
2063476	09/08/2021	Bryan Texas Utilities	31.90	124731	09/08/2021	utilities - electrical
2312117	09/08/2021	Bryan Texas Utilities	59.85	124731	09/08/2021	utilities - electrical
2063196	10/08/2021	Bryan Texas Utilities	99.18	124786	10/08/2021	utilities - water
2063197	10/08/2021	Bryan Texas Utilities	2,331.62	124786	10/08/2021	utilities - water
2063465	10/08/2021	Bryan Texas Utilities	466.52	124786	10/08/2021	utilities - security light - solid waste
2063476	10/08/2021	Bryan Texas Utilities	33.17	124786	10/08/2021	utilities - electrical
2312117	10/08/2021	Bryan Texas Utilities	62.07	124786	10/08/2021	utilities - electrical
2312117	11/04/2021	Bryan Texas Utilities	64.27	124847	11/08/2021	utilities - electrical
2063196	11/04/2021	Bryan Texas Utilities	77.52	124847	11/08/2021	utilities - water
2063197	11/04/2021	Bryan Texas Utilities	2,316.79	124847	11/08/2021	utilities - water
2063465	11/04/2021	Bryan Texas Utilities	466.52	124847	11/08/2021	utilities - security light - solid waste
2063476	11/04/2021	Bryan Texas Utilities	34.88	124847	11/08/2021	utilities - electrical
2312117	12/07/2021	Bryan Texas Utilities	68.52	124913	12/07/2021	utilities - electrical
2063476	12/07/2021	Bryan Texas Utilities	36.24	124913	12/07/2021	utilities - electrical
2063465	12/07/2021	Bryan Texas Utilities	466.52	124913	12/07/2021	utilities - security light - solid waste
2063197	12/07/2021	Bryan Texas Utilities	2,067.74	124913	12/07/2021	utilities - water
2063196	12/07/2021	Bryan Texas Utilities	25.40	124913	12/07/2021	utilities - water
			28,576.82			
Total			151,707.44			

## Expense Distribution

Exported On: 03/24/2022 02:38 PM

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

Payees: All

Bill Date Range: 01/01/2020 to 12/31/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>6390 - Electrical Repairs</b>							
8550	02/18/2020		CC Electric	305.72	123244	02/19/2020	Repaired short and reset breaker, replaced light bulbs
8517	04/07/2020		CC Electric	61.00	123411	04/07/2020	fixed light
8758	06/04/2020	4507#07	CC Electric	224.23	123596	06/04/2020	installed LED bypass bulb and photocell
8980	12/04/2020	4505#06	CC Electric	63.00	124085	12/04/2020	
				<b>653.95</b>			
<b>6455 - General Maintenance</b>							
2072	06/19/2020		Thee Anderson's Family Remodeling	1,750.00	123626	06/19/2020	Materials & 1/3 down payment for total estimate
2071	07/29/2020		Thee Anderson's Family Remodeling	1,578.88	123725	07/29/2020	Multiple jobs around the complex
2072	07/29/2020		Thee Anderson's Family Remodeling	1,200.00	123725	07/29/2020	Install Hardie plank on unit 4507 #05 & paint 4505 #6
12212	08/06/2020		T. Fry Make Ready	51.49	123769	08/06/2020	Replaced 2 fence pickets 4509
				<b>4,580.37</b>			
<b>6470 - Insurance</b>							
TXH-892003	01/07/2020		IPFS Corporation	1,445.40	123149	01/07/2020	Monthly Insurance premium
TXH-892003	02/07/2020		IPFS Corporation	1,445.40	123232	02/07/2020	Monthly Insurance premium
NPP1575543C	03/18/2020		United States Liability Insurance Compan	890.40	123344	03/19/2020	monthly insurance
9659	04/21/2020		Service Insurance Group, Inc	6,000.00	123430	04/21/2020	Down Payment for Annual Insurance 2020-2021
TXH-A09528	05/06/2020		IPFS Corporation	1,790.55	123491	05/06/2020	INSURANCE
LFM0014832	06/04/2020		RLI Surety	177.00	123600	06/04/2020	Fidelity Bond
TXH-A09528	06/10/2020		IPFS Corporation	1,790.55	123615	06/10/2020	Insurance Monthly Payment
TXH-A09528	07/07/2020		IPFS Corporation	1,790.55	123681	07/07/2020	Monthly Insurance Premium
TXH-A09528	08/11/2020		IPFS Corporation	1,790.55	123791	08/11/2020	Monthly Insurance premium
NPP1575543C	08/25/2020		United States Liability Insurance Compan	672.80	123823	08/26/2020	
TXH-A09528	09/15/2020		IPFS Corporation	1,790.55	123883	09/16/2020	
TXH-A09528	10/07/2020		IPFS Corporation	1,790.55	123938	10/07/2020	Insurance
TXH-A09528	11/10/2020		IPFS Corporation	1,790.55	124040	11/10/2020	
NPP1575543C	11/23/2020		United States Liability Insurance Compan	672.80	124059	11/24/2020	
TXH-A09528	12/07/2020		IPFS Corporation	1,790.55	124113	12/07/2020	Monthly Insurance payment
				<b>25,628.20</b>			
<b>6471 - Transfer to Reserves</b>							
	01/01/2020		Oakwood Townhomes	1,000.00	123120	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		Oakwood Townhomes	1,000.00	123198	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		Oakwood Townhomes	1,000.00	123276	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020		Oakwood Townhomes	1,000.00	123374	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020		Oakwood Townhomes	1,000.00	123455	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020		Oakwood Townhomes	1,000.00	123562	06/02/2020	June 2020 - Transfer to Reserves
	07/01/2020		Oakwood Townhomes	1,000.00	123647	07/05/2020	July 2020 - Transfer to Reserves
	08/01/2020		Oakwood Townhomes	1,000.00	123737	08/03/2020	August 2020 - Transfer to Reserves
	09/01/2020		Oakwood Townhomes	1,000.00	123840	09/01/2020	September 2020 - Transfer to Reserves
	10/01/2020		Oakwood Townhomes	1,000.00	123913	10/02/2020	October 2020 - Transfer to Reserves
	11/01/2020		Oakwood Townhomes	1,000.00	124001	11/02/2020	November 2020 - Transfer to Reserves
	12/01/2020		Oakwood Townhomes	1,000.00	124074	12/01/2020	December 2020 - Transfer to Reserves
				<b>12,000.00</b>			
<b>6473 - Legal Fees</b>							
19-1097	05/13/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	750.00	123513	05/13/2020	Legal matters on short term lease provision
	09/15/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	123886	09/16/2020	Lance Norwood
43254	10/06/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	123945	10/07/2020	
43855	12/04/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	100.00	124091	12/04/2020	
				<b>1,250.00</b>			
<b>6475 - Lawn/Property Maintenance</b>							
1843	01/07/2020		Lopez Boyz	274.00	123141	01/07/2020	Mow, Edge, Weedeat
1920	02/07/2020		Lopez Boyz	110.00	123220	02/07/2020	cut & removed branches from fence
1	02/13/2020		Lawn Stars	595.38	123249	02/19/2020	February Lawn Maintenance
OW2	03/06/2020		Lawn Stars	595.38	123307	03/06/2020	February Lawn Maintenance
OW3	03/06/2020		Lawn Stars	6,186.49	123322	03/09/2020	February Lawn Maintenance
3.11.2020	03/18/2020		Freeman Cone	100.00	123337	03/19/2020	remove edging 4505,4507,4509,4513
OW3	04/06/2020		Lawn Stars	595.38	123404	04/06/2020	monthly lawn service
ow4	05/06/2020		Lawn Stars	811.88	123483	05/06/2020	MC/ Sprinkler station 2 and 3
OW5	06/04/2020		Lawn Stars	1,098.74	123588	06/04/2020	monthly lawn service, Sprinkler repair, storm clean up
OW6	07/06/2020		Lawn Stars	855.18	123664	07/06/2020	Monthly Lawn Service
OW7	08/07/2020		Lawn Stars	595.38	123778	08/07/2020	monthly lawn service
OW8	09/08/2020		Lawn Stars	947.19	123872	09/08/2020	
OW9	10/07/2020		Lawn Stars	1,098.74	123958	10/08/2020	Monthly Maintenance
OW10	11/05/2020		Lawn Stars	595.38	124022	11/05/2020	
OW11	12/07/2020		Lawn Stars	595.38	124107	12/07/2020	Monthly Lawn Maintenance
				<b>15,054.50</b>			
<b>6520 - Maintenance Supplies</b>							
9180312990	04/06/2020		HD Supply Facilities Maintenance	79.29	123400	04/06/2020	Trash bags and poop bags for HOA's
<b>6531 - Special Projects</b>							
1648	02/12/2020		Beltrand Pavement Markings, LLC	14,012.95	123240	02/13/2020	Concrete repairs to parking lot & drainage flume
000394	02/19/2020		Top Point Tree	4,600.00	123252	02/19/2020	Deposit for tree remove project

000394	02/25/2020		Top Point Tree	5,250.75	123261	02/25/2020	removed, trimmed and pruned trees throughout the HOA Complex.
000430	02/26/2020		Top Point Tree	1,461.38	123264	02/27/2020	2 additional trees removed behind 4507
263	03/03/2020		College Station Fencing Company	920.12	123288	03/04/2020	Down payment for fence behind 4515 and 4517
1663	03/06/2020		Beltrand Pavement Markings, LLC	2,895.69	123320	03/09/2020	Restripping parking lot
263	03/09/2020		College Station Fencing Company	920.12	123323	03/09/2020	85' of privacy fence between Briar Oaks and Oakwood Residents
				30,061.02			
<b>6540 - Management Fee</b>							
	01/03/2020		Beal Properties	500.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	500.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020		Beal Properties	500.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020		Beal Properties	500.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020		Beal Properties	500.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020		Beal Properties	500.00	123575	06/02/2020	Management Fee for 06/2020
	07/02/2020		Beal Properties	500.00	123636	07/05/2020	Management Fee for 07/2020
	08/03/2020		Beal Properties	500.00	123730	08/03/2020	Management Fee for 08/2020
	09/01/2020		Beal Properties	500.00	123828	09/01/2020	Management Fee for 09/2020
	10/02/2020		Beal Properties	500.00	123907	10/02/2020	Management Fee for 10/2020
	11/02/2020		Beal Properties	500.00	123989	11/02/2020	Management Fee for 11/2020
	12/01/2020		Beal Properties	500.00	124063	12/01/2020	Management Fee for 12/2020
				6,000.00			
<b>6560 - Mortgage/Note Payment</b>							
	01/01/2020		The Bank & Trust (TB&T)	3,641.82	123113	01/03/2020	January 2020 - 500.00 additional towards principle
	02/01/2020		The Bank & Trust (TB&T)	3,641.82	123193	02/03/2020	February 2020 - 500.00 additional towards principle
	03/01/2020		The Bank & Trust (TB&T)	3,641.82	123271	03/03/2020	March 2020 - 500.00 additional towards principle
	04/01/2020		The Bank & Trust (TB&T)	3,641.82	123385	04/02/2020	April 2020 - 500.00 additional towards principle
	05/01/2020		The Bank & Trust (TB&T)	3,641.82	123466	05/05/2020	May 2020 - 500.00 additional towards principle
	06/01/2020		The Bank & Trust (TB&T)	3,641.82	123574	06/02/2020	June 2020 - 500.00 additional towards principle
	07/01/2020		The Bank & Trust (TB&T)	3,641.82	123642	07/05/2020	July 2020 - 500.00 additional towards principle
	08/01/2020		The Bank & Trust (TB&T)	3,641.82	123745	08/03/2020	August 2020 - 500.00 additional towards principle
	09/01/2020		The Bank & Trust (TB&T)	3,641.82	123835	09/01/2020	September 2020 - 500.00 additional towards principle
	10/01/2020		The Bank & Trust (TB&T)	3,641.82	123924	10/02/2020	October 2020 - 500.00 additional towards principle
	11/01/2020		The Bank & Trust (TB&T)	3,641.82	123996	11/02/2020	November 2020 - 500.00 additional towards principle
	12/01/2020		The Bank & Trust (TB&T)	3,641.82	124069	12/01/2020	December 2020 - 500.00 additional towards principle
				43,701.84			
<b>6691 - Parking Lot Repair</b>							
2066	04/06/2020		Lopez Boyz	150.00	123405	04/06/2020	Removed wheel stops at 4509 Carter Creek
<b>6695 - Pest Control</b>							
22098	08/06/2020		Joe Loudat DBA/	1,190.75	123767	08/06/2020	Sub-Terr. Termite renewal Annual renewal
<b>6700 - Plumbing Expense</b>							
2524	01/06/2020		Twin City Plumbing LLC	75.00	123144	01/07/2020	replace sewer cap 4517
2525	01/06/2020		Twin City Plumbing LLC	211.10	123144	01/07/2020	replace sprinkler valve
2626	06/02/2020		Twin City Plumbing LLC	250.00	123672	07/06/2020	replaced drain for kitchen sink #04
2605	06/02/2020		Twin City Plumbing LLC	75.00	123594	06/04/2020	Investigated water leak from #7 to #8
2656	07/06/2020		Twin City Plumbing LLC	1,130.00	123672	07/06/2020	Replaced 3/4" water line from concrete slab. 4507
2703	08/11/2020		Twin City Plumbing LLC	85.00	123790	08/11/2020	Investigate water leak 4507 #3 .. No leak was found.
2716	08/19/2020		Twin City Plumbing LLC	120.00	123806	08/20/2020	
2716	09/02/2020		Twin City Plumbing LLC	120.00	123861	09/08/2020	
				2,066.10			
<b>6701 - Porter Service</b>							
1818	01/06/2020		Robert Walker	200.00	123145	01/07/2020	December porter service
1815	01/06/2020		Robert Walker	75.00	123145	01/07/2020	Fill in hole in parking lot and tv cables
1843	02/05/2020		Robert Walker	200.00	123226	02/07/2020	Monthly Porter Service
1858	03/04/2020		Robert Walker	30.00	123298	03/04/2020	post tree trimming notices February 14
1867	03/04/2020		Robert Walker	200.00	123298	03/04/2020	February porter service
1888	04/05/2020		Robert Walker	200.00	123408	04/06/2020	Monthly Porter Service
1906	05/06/2020		Robert Walker	75.00	123487	05/06/2020	bulk cleaning off excess dumping, hauled trash and fees
1911	05/06/2020		Robert Walker	200.00	123487	05/06/2020	April porter service
1935	06/02/2020		Robert Walker	200.00	123595	06/04/2020	May porter service
1958	07/05/2020		Robert Walker	200.00	123673	07/06/2020	June porter service
1985	08/06/2020		Robert Walker	200.00	123773	08/06/2020	Monthly Porter Service
2007	09/02/2020		Robert Walker	200.00	123862	09/08/2020	
1997	09/02/2020		Robert Walker	60.00	123862	09/08/2020	
2026	10/06/2020		Robert Walker	200.00	123951	10/07/2020	
2045	11/05/2020		Robert Walker	200.00	124023	11/05/2020	
2065	12/04/2020		Robert Walker	200.00	124096	12/04/2020	
				2,640.00			
<b>6704 - Posting Notices</b>							
2052	12/04/2020		Robert Walker	60.00	124101	12/04/2020	
<b>6705 - Professional Fees</b>							
204996	08/06/2020		Thompson, Denig and Craig, P.C.	235.00	123770	08/06/2020	Prepared 2019 Federal Corporation Tax return
<b>6710 - Property Taxes</b>							
368104	10/20/2020		Kristeen Roe, Tax A/C	2.34	123977	10/20/2020	
<b>6775 - Towing Service</b>							
200305	03/06/2020		Excel Towing	100.00	123305	03/06/2020	moved 2 vehicles for parking lot restripping
200309	03/18/2020		Excel Towing	150.00	123338	03/19/2020	relocate vehicles
				250.00			
<b>6810 - Utilities</b>							
2063197	01/07/2020		Bryan Texas Utilities	1,478.16	123134	01/07/2020	Monthly Utility Bill

2063465	01/07/2020		Bryan Texas Utilities	466.65	123134	01/07/2020	Monthly Utility Bill
2063476	01/07/2020		Bryan Texas Utilities	37.52	123134	01/07/2020	Monthly Utility Bill
2312117	01/07/2020		Bryan Texas Utilities	85.45	123134	01/07/2020	Monthly Utility Bill
2063196	01/07/2020		Bryan Texas Utilities	25.40	123134	01/07/2020	Monthly Utility Bill
2312117	02/06/2020		Bryan Texas Utilities	81.05	123211	02/07/2020	Monthly Utility Bill
2063476	02/06/2020		Bryan Texas Utilities	34.93	123211	02/07/2020	Monthly Utility Bill
2063465	02/06/2020		Bryan Texas Utilities	466.52	123211	02/07/2020	Monthly Utility Bill
2063197	02/06/2020		Bryan Texas Utilities	1,352.09	123211	02/07/2020	Monthly Utility Bill
2063196	02/06/2020		Bryan Texas Utilities	25.40	123211	02/07/2020	Monthly Utility Bill
2063196	03/04/2020		Bryan Texas Utilities	25.40	123291	03/04/2020	monthly utilities-water
2063197	03/04/2020		Bryan Texas Utilities	1,379.28	123291	03/04/2020	monthly utilities-water
2063465	03/04/2020		Bryan Texas Utilities	466.52	123291	03/04/2020	monthly utilities-security light/solid waste
2063476	03/04/2020		Bryan Texas Utilities	29.40	123291	03/04/2020	monthly utilities-electricity
2312117	03/04/2020		Bryan Texas Utilities	84.02	123291	03/04/2020	monthly utilities-electricity
2063196	04/05/2020		Bryan Texas Utilities	30.64	123396	04/06/2020	utilities
2063197	04/05/2020		Bryan Texas Utilities	1,373.10	123396	04/06/2020	utilities
2063465	04/05/2020		Bryan Texas Utilities	466.52	123396	04/06/2020	utilities
2063476	04/05/2020		Bryan Texas Utilities	36.15	123396	04/06/2020	utilities
2312177	04/05/2020		Bryan Texas Utilities	72.45	123396	04/06/2020	utilities
2312117	05/06/2020		Bryan Texas Utilities	59.29	123474	05/06/2020	101462
2063476	05/06/2020		Bryan Texas Utilities	32.44	123474	05/06/2020	106536
2063465	05/06/2020		Bryan Texas Utilities	466.04	123474	05/06/2020	
2063197	05/06/2020		Bryan Texas Utilities	1,936.72	123474	05/06/2020	COB2771
2063196	05/06/2020		Bryan Texas Utilities	41.35	123474	05/06/2020	COB16650
2063197	06/02/2020		Bryan Texas Utilities	2,307.52	123582	06/04/2020	monthly utilities-water
2063465	06/02/2020		Bryan Texas Utilities	465.89	123582	06/04/2020	monthly utilities-security light/solid waste
2063476	06/02/2020		Bryan Texas Utilities	30.36	123582	06/04/2020	monthly utilities-electricity
2312117	06/02/2020		Bryan Texas Utilities	53.00	123582	06/04/2020	monthly utilities-electricity
2063196	06/02/2020		Bryan Texas Utilities	101.80	123582	06/04/2020	monthly utilities-water
2063196	07/05/2020		Bryan Texas Utilities	106.56	123657	07/06/2020	monthly utilities-water
2063197	07/05/2020		Bryan Texas Utilities	2,613.43	123657	07/06/2020	monthly utilities-water
2063465	07/05/2020		Bryan Texas Utilities	465.89	123657	07/06/2020	monthly utilities- security light/solid waste
2063476	07/05/2020		Bryan Texas Utilities	30.84	123657	07/06/2020	monthly utilities-electricity
2312117	07/05/2020		Bryan Texas Utilities	54.54	123657	07/06/2020	monthly utilities-electricity house meter
2312117	08/06/2020		Bryan Texas Utilities	56.87	123761	08/06/2020	Utilities
2063476	08/06/2020		Bryan Texas Utilities	31.70	123761	08/06/2020	Utilities
2063465	08/06/2020		Bryan Texas Utilities	466.37	123761	08/06/2020	Utilities
2063197	08/06/2020		Bryan Texas Utilities	2,593.65	123761	08/06/2020	utilities
2063196	08/06/2020		Bryan Texas Utilities	93.71	123761	08/06/2020	Utilities
2063196	09/02/2020		Bryan Texas Utilities	73.71	123852	09/08/2020	
2063197	09/02/2020		Bryan Texas Utilities	2,994.74	123852	09/08/2020	
2063465	09/02/2020		Bryan Texas Utilities	466.52	123852	09/08/2020	
2063476	09/02/2020		Bryan Texas Utilities	33.07	123852	09/08/2020	
2312117	09/02/2020		Bryan Texas Utilities	59.85	123852	09/08/2020	
2063476	10/02/2020		Bryan Texas Utilities	33.65	123929	10/07/2020	
2312117	10/02/2020		Bryan Texas Utilities	64.09	123929	10/07/2020	
2063196	10/02/2020		Bryan Texas Utilities	49.68	123929	10/07/2020	
2063465	10/02/2020		Bryan Texas Utilities	466.52	123929	10/07/2020	
2063197	10/02/2020		Bryan Texas Utilities	2,589.33	123929	10/07/2020	
					124013,	11/05/2020,	
2063196	11/05/2020		Bryan Texas Utilities	68.95	124013,	11/05/2020,	
					124062	11/05/2020	
					124013,	11/05/2020,	
2063476	11/05/2020		Bryan Texas Utilities	34.69	124013,	11/05/2020,	
					124062	11/05/2020	
					124013,	11/05/2020,	
2063197	11/05/2020		Bryan Texas Utilities	1,774.19	124013,	11/05/2020,	
					124062	11/05/2020	
					124013,	11/05/2020,	
2312117	11/05/2020		Bryan Texas Utilities	64.85	124013,	11/05/2020,	
					124062	11/05/2020	
					124013,	11/05/2020,	
2063465	11/05/2020		Bryan Texas Utilities	466.52	124013,	11/05/2020,	
					124062	11/05/2020	
2063197	12/04/2020		Bryan Texas Utilities	0.00			
2063196	12/04/2020		Bryan Texas Utilities	73.36	124084	12/04/2020	
2312117	12/04/2020		Bryan Texas Utilities	74.99	124084	12/04/2020	
2063465	12/04/2020		Bryan Texas Utilities	488.07	124084	12/04/2020	
2063476	12/04/2020		Bryan Texas Utilities	38.42	124084	12/04/2020	
2063197	12/04/2020		Bryan Texas Utilities	1,356.14	124097	12/04/2020	
				31,295.96			
Total				176,899.32			



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

March 24, 2022

### **Oakwood Management Report**

**Delinquency Status:** At the end of 2022 the total outstanding dues owed to the HOA were \$3,402.86. Four accounts make up that balance. Once is paid in full as of March 24<sup>th</sup>. Two others are on a payment plan, and one is being turned over to the local JP court for collection.

**Violation Report:** Beal is currently checking the property every 2 weeks. We do have a few current violations, mostly for items on the porch that aren't allowed or general clean up around back yard/patio areas.

**Maintenance Report:** There are no outstanding work orders as of today. However, there are several Maintenance issues Beal & Board would like to work on for future projects around the complex such as:

- Repairing stucco cracks
- Painting & replacing rotten wood
- Landscaping

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 660-5862. Written inquiries should be sent to the address listed, attention: Research.

0000673  
13807F

473 1 AB 0.458 10000070  
OAKWOOD TOWNHOMES HOME OWNERS ASSOCIATIO  
OWNERS ASSOC. INC.  
RESERVE ACCOUNT  
903 TEXAS AVE S  
COLLEGE STATION TX 77840-2228

ACCOUNT NUMBER	[REDACTED]
STATEMENT DATES	12/01/21-12/31/21
ENCLOSURES	1
PAGE	1 of 3

**SUMMARY OF ACCOUNTS**

Account Number	Account Description	Current Balance
[REDACTED]	Commercial Money Market	94,858.58

**ACCOUNT SUMMARY**

Commercial Money Market		Statement Dates	12/01/21 thru 12/31/21
Account Number	[REDACTED]	Days in Statement Period	31
Previous Balance	93,854.56	Average Ledger	94,693.26
1 Deposits/Credits	1,000.00	Average Collected	94,693.26
0 Checks/Debits	0.00	Monthly Maintain Fee	0.00
Interest Pd This Stmt	4.02	Ending Balance	94,858.58
Ending Balance	94,858.58	2021 Interest Paid	74.23

Account Title:  
Oakwood Townhomes Home Owners Associatio  
Owners Assoc. Inc.  
Reserve Account

**MISCELLANEOUS CREDITS**

Date	Description	Amount
12/06	Deposit #39	1,000.00
12/31	Interest Deposit	4.02

**INTEREST RATE SUMMARY**

Date	Interest Rate
11/30	0.050000%

**DAILY ENDING BALANCE**

Date	Balance	Date	Balance	Date	Balance
12/01	93,854.56	12/06	94,854.56	12/31	94,858.58



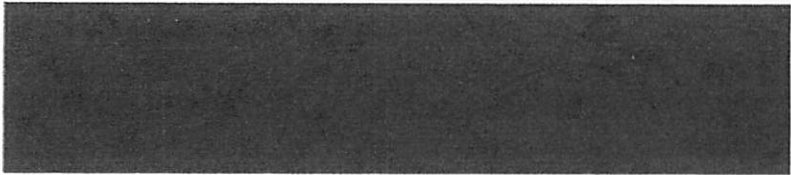
## OAKWOOD HOA 2022 BUDGET

	2021 Budget	2021 Actual	2022 Budget	
<b>Income:</b>				
HOA Dues	144528	147722.1	147500	98%
HOA Violations		75		
Late Fees		865		
Cost of Collections		1260		
Prepaid HOA Dues		-2203		
<b>Total Income:</b>	<b>144528</b>	<b>147719.1</b>	<b>147500</b>	
 <b>Expenses:</b>				
Special Projects	4500	8825.36	0	
Electrical	650	504	600	
General Maintenance	5000	3140.65	3100	
Insurance	22000	28703.4	32000	
Transfer to Reserves	12000	12000	12000	
Legal Fees	300	1691	500	
Lawn Maintenance	10000	9990	9990	
Management Fees	6000	6000	7200	
Misc. Expense	100	664.88 sign	50	
Plumbing Expense	2000	2133.53	2000	
Porter Service	2500	3030	2900	
Professional Fees	235	235	235	
Utilities	30000	28576.52	30000	
Tax Expense	2.5	164.35	165	
Fence Repair	1000	300	0	
Pest Control	1200	1190.75	1200	
Roof Expense	0		0	
Bank Note Payment	43701.84	43701.84	43701.84	
 <b>TOTAL EXPENSES:</b>	 <b>141189.34</b>	 <b>150851.3</b>	 <b>145641.8</b>	
 <b>NET INCOME:</b>	 <b>3338.7</b>	 <b>-3132.48</b>	 <b>1858.2</b>	
 Balance of Operating Acct as of 12/31/2021		 \$6,471.08		
Balance of Reserve Acct as of 12/31/2021		 \$94,858.42		

*Handwritten signature: J. V. Jovan 2-17-2022*



Bob Walker  
 Real Estate  
 bobw@beabs.com  
 Ph: (408) 451-1000  
 Fax: (408) 451-1001



1

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 03/24/22 at 12:07 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 03/24/2022 to 01/03/2021 Street Name is like 'carter creek'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21006818	4509 Carter Creek Parkwa1		2		1/1	NONE	Oakwood Townhomes	1979		1,073	\$81.92	\$87,900	\$82,500	\$76.89	06/15/2021	93.86	39
20017710	4505 Carter Creek #2		2		1/1	NONE	Oakwood Townhomes	1979		1,073	\$77.82	\$83,500	\$84,100	\$78.38	05/27/2021	100.72	171
21000204	4509 Carter Creek Parkwa6		2		1/1	NONE	Oakwood Townhomes	1979		1,073	\$85.74	\$92,000	\$88,000	\$82.01	04/08/2021	95.65	90
20016317	4515 Carter Creek Parkwa5		2		1/1	NONE	Oakwood Townhomes	1979		1,073	\$87.51	\$93,900	\$91,000	\$84.81	04/30/2021	96.91	192
21014071	4517 Carter Creek Parkwa8		2		1/1	NONE	Oakwood Townhomes	1979		1,056	\$96.59	\$102,000	\$101,000	\$95.64	11/16/2021	99.02	19
20017645	4513 Carter Creek Parkwa7		2		1/1	NONE	Oakwood Townhomes	2012		1,056	\$99.34	\$104,900	\$103,914	\$98.40	06/28/2021	99.06	223
21005201	4507 Carter Creek Parkwa8		2		1/1	NONE	Oakwood Townhomes	1979		1,066	\$98.50	\$105,000	\$105,000	\$98.50	06/01/2021	100.00	42
21015411	4507 Carter Creek Parkwa8		2		1/1	NONE	Oakwood Townhomes	1979		1,066	\$99.44	\$106,000	\$110,000	\$103.19	11/23/2021	103.77	12

# LISTINGS:	8	Medians:	1979	1,070	\$92.05	\$97,950	\$96,000	\$90.23	99.04	66
		Minimums:	1979	1,056	\$77.82	\$83,500	\$82,500	\$76.89	93.86	12
		Maximums:	2012	1,073	\$99.44	\$106,000	\$110,000	\$103.19	103.77	223
		Averages:	1983	1,067	\$90.86	\$96,900	\$95,689	\$89.73	98.62	99

Quick Statistics ( 8 Listings Total )

	Min	Max	Average	Median
List Price	\$83,500	\$106,000	\$96,900	\$97,950
Sold Price	\$82,500	\$110,000	\$95,689	\$96,000

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

\*\*\* 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)  
12/10/2021

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 SafePoint Insurance Company (Primary Property) Certain Underwriters at Lloyds-AEGIS (Wind Deduct. Buy Down)
FAX (A/C, No): (979)774-3955	E-MAIL ADDRESS: kathy@serviceinsgroup.com	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #: 9659		
INSURED Oakwood Townhomes HOA C/O Beal Properties 903 S Texas Ave College Station TX 77840-	LOAN NUMBER	POLICY NUMBER STCP0001358-01
	EFFECTIVE DATE 04/20/2021	EXPIRATION DATE 04/20/2022
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

### PROPERTY INFORMATION

LOCATION/DESCRIPTION	
1. 4505 Carter Creek Pkwy Bryan, TX 77802	6. 4515 Carter Creek Pkwy Bryan TX 77802
2. 4507 Carter Creek Pkwy Bryan TX 77802	7. 4517 Carter Creek Pkwy Bryan TX 77802
3. 4509 Carter Creek Pkwy Bryan TX 77802	
4. 4511 Carter Creek Pkwy Bryan TX 77802	Total 61 condo units
5. 4513 Carter Creek Pkwy Bryan 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
Building 1 ; Special Form, Replacement Cost; 2% wind/hail deductible	734,981	1,000
Building 2 ; Special Form, Replacement Cost; 2% wind/hail deductible	734,981	1,000
Building 3 ; Special Form, Replacement Cost; 2% wind/hail deductible	734,981	1,000
Building 4 ; Special Form, Replacement Cost; 2% wind/hail deductible	265,258	1,000
Building 5 ; Special Form, Replacement Cost; 2% wind/hail deductible	734,981	1,000
Building 6 ; Special Form, Replacement Cost; 2% wind/hail deductible	600,000	1,000
Building 7 ; Special Form, Replacement Cost; 2% wind/hail deductible	734,981	1,000
**Wind Deduct. Buy Down lowers wind/hail deduct. back down to total of \$25,000**		
Property Extension Endorsment		
Equipment Breakdown		

### REMARKS (Including Special Conditions)

Empty box for remarks.

### 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 014702

NAME AND ADDRESS Sample For Details, Please Contact Our Agency Phone 979-774-3900 Fax 979-774-3955	<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)  
10/04/2021

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: Kathy Langston	FAX (A/G. No.): (979)774-3955
		PHONE (A/C. No. Ext): (979)774-3900	E-MAIL ADDRESS: kathy@serviceinsgroup.com
INSURED	Oakwood Townhomes HOA c/o Beal Properties 903 S Texas Ave College Station TX 77840-	INSURER(S) AFFORDING COVERAGE	
		INSURER A: RLI Surety	NAIC #
		INSURER B: United States Liability Insurance	
		INSURER C:	
		INSURER D:	
		INSURER E:	

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	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NPP1575543D	04/20/2021	04/20/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Fa 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
								\$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS						COMBINED SINGLE LIMIT (Fa accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Dishonesty/Fidelity Bond			LFM0014832	08/01/2021	08/01/2022	Limit	30,000
B	Directors & Officers			NPP1575543D	04/20/2021	04/20/2022	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 014702
Sample For Details, Please Contact Our Agency Phone 979-774-3900 Fax 979-774-3955	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 	