

*Oakridge Homeowners
Association, Inc.*



*2022 Annual Meeting
Tuesday February 1, 2022
6:00pm via Zoom*



Oakridge Condominiums

Oakridge Condominiums Owner's Association requests your *virtual* attendance at the **2022 Annual Meeting** to be held via Zoom at **Beal Properties Office** on **Tuesday February 1st, 2022 @ 6:00 pm**. The annual meeting this year will be held online due to the current COVID numbers and to ensure that we do not put any Owners at risk.

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 5:00pm January 31st, 2022. You can mail the completed proxy (below) to Beal Properties, 3363 University Dr. East, Suite 215, Bryan, Texas 77802, and Attention: Toni Myers, or email to hoa@bealbcs.com.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Reading and approval of minutes of preceding annual meeting
3. Review of 2021 Completed Projects
4. Financial report. (2021 Financial Report, Delinquencies, 2022 Budget, Sales)
5. Election/Reinstatement of Officers & Directors
6. Old Business
6. New business
7. Adjournment

2022 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

or

(Circle one) John Litton Safia Naqi Donna West Steve Browder

As agent for me, and in my name and stead to vote as my Proxy at the 2022 annual meeting of the Oakridge Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 1st, 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

This proxy must be received by 5:00 pm January 31st, 2022.

You can mail: Beal Properties, 3363 University Dr. East, Suite 215, Bryan, TX 77802,
or Email: hoa@bealbcs.com

Oakridge Condominium HOA Meeting February 9, 2021

Minutes recorded by Donna West, secretary/board member

The meeting was held via Zoom with limited attendance due to COVID-19 restrictions.

The Meeting was called to order at 6:02pm by John Litton, President.

Those in attendance were:

Johnathan Baird - (Zoom) Unit #14

Steve Browder - Unit #9)

Shana Childers - (Zoom) Unit #22

John Litton - Unit #10

Tony Meyers - Property Management

Safia Naqi - (Zoom) Unit #3

Jordan Nix - Property Management

Scott Simpson - (Zoom) Unit #19

Terry Thigpen - (Zoom) Property Management

Donna West - Unit #6

(signed Proxy from) Bob Roepke - Unit #28

Motion to dismiss reading of 2020 minutes by John Litton, and seconded by Steve Browder.

Financial Report review by Toni Meyers:

- 1) HOA dues collected from all homeowners (1 delinquent account)
- 2) Funds from delinquent account applied to 2021 budget and will be placed back in reserve when collected
- 3) All expenses have been paid on time
- 4) Emphasis placed on reserves back-up to (pre-hail storm) level
- 5) Monthly HOA dues will increase from \$135.00 to \$150.00/month effective April 1, 2021, as per letter sent to all owners October 2020. Increase will be applied to Reserves,

2021 Budget approved with no objections.

Completed Projects:

- 1) BTU Water bill has been monitored and remains stable
- 2) Erosion issues around A/C units Building #2 completed in January
- 3) Attorney letter notifying owners that hotel/transient/partial leases are not permitted in By-laws mailed to owners
- 4) Main Breaker for Unit #11 replaced
- 5) No "improvement projects" were approved or funded

New Business:

- 1) Determine location of Building #3 sewer clean out if possible
- 2) Install numbers and street name on electrical blind Building #1
- 3) Receive two (2) quotes from other insurance companies
- 4) Revisit budget reserve funds in fall 2021 for feasibility to proceed with some fascia repairs and obtain estimate

- 5) Obtain estimates to clean gutters and/or replace leaf guards where needed
- 6) Ensure e-mails/texts are being received/delivered
- 7) Complete A/C roof water diverter repair unit #8

Election/Reinstatement of Officers and Directors

- Current VP Vince Marino (20 years of serving) request to retire from board
- Motion by John Litton to elect Steve Browder who is currently Director-at-large to Vice President and filling the Director-at-Large position with Shana Childers. Approved by all members.
- Motion by John Litton to re-instate remaining board members. Approved by all.

Motion to adjourn meeting at 7:04pm was made by John Litton and seconded by Steve Browder.

Cash Flow

Beal Properties

Active Properties Owned By: Oakridge Home Owners Association

Display by Ownership %: No

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
Operating Income & Expense				
Income				
Transfer From Reserve	2,240.00	4.48	2,240.00	4.48
Homeowners Association Dues	47,333.00	94.74	47,333.00	94.74
Miscellaneous Income	387.31	0.78	387.31	0.78
Total Operating Income	49,960.31	100.00	49,960.31	100.00
Expense				
Electrical Repairs	1,339.79	2.68	1,339.79	2.68
General Maintenance	3,164.37	6.33	3,164.37	6.33
Insurance	14,655.69	29.33	14,655.69	29.33
Transfer to Reserves	4,536.00	9.08	4,536.00	9.08
Legal Fees	575.00	1.15	575.00	1.15
Lawn/Property Maintenance	6,698.01	13.41	6,698.01	13.41
Special Projects	1,065.00	2.13	1,065.00	2.13
Management Fee	4,800.00	9.61	4,800.00	9.61
Parking Lot Repair	3,600.00	7.21	3,600.00	7.21
Pest Control	779.40	1.56	779.40	1.56
Plumbing Expense	1,800.00	3.60	1,800.00	3.60
Professional Fees	335.00	0.67	335.00	0.67
Roofing Expense	115.00	0.23	115.00	0.23
Tax Expense	64.35	0.13	64.35	0.13
Utilities	8,131.39	16.28	8,131.39	16.28
Total Operating Expense	51,659.00	103.40	51,659.00	103.40
NOI - Net Operating Income	-1,698.69	-3.40	-1,698.69	-3.40
Total Income	49,960.31	100.00	49,960.31	100.00
Total Expense	51,659.00	103.40	51,659.00	103.40
Net Income	-1,698.69	-3.40	-1,698.69	-3.40
Other Items				
Prepayments	-600.00		-600.00	
Net Other Items	-600.00		-600.00	
Cash Flow	-2,298.69		-2,298.69	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	-2,627.31		-2,627.31	
Beginning Cash + Cash Flow	-4,926.00		-4,926.00	
Actual Ending Cash	-4,926.00		-4,926.00	

Expense Distribution

Exported On: 02/01/2022 02:13 PM

Active Properties Owned By: Oakridge Home Owners Association

Payees: All

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

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs							
12298	01/07/2021		Constant Current Electric	964.96	124173	01/07/2021	After hours (Supplied new 100 Amp breaker)
9452	03/08/2021		CC Electric	221.83	124362	03/24/2021	Changed security light between units 1 & 2 Hoa lights
12450	07/06/2021		Constant Current Electric	153.00	124589	07/07/2021	exterior light not working, rewired faulty wiring, supplied new switches
				1,339.79			
6455 - General Maintenance							
10504	01/07/2021		The Clean Up Crew	572.00	124182	01/07/2021	reattached siding between units 4&5
10519	01/07/2021		The Clean Up Crew	35.50	124182	01/07/2021	replaced lower rain gutter elbow
10188	01/25/2021	#16	The Clean Up Crew	64.67	124228	01/25/2021	
10420	01/25/2021		The Clean Up Crew	70.00	124228	01/25/2021	
2692	03/25/2021		Petty-Faldyn Property Repair LLC	74.00	124380	03/26/2021	Paint specified trip hazard
10699	05/04/2021		The Clean Up Crew	55.00	124480	05/07/2021	#18 - fence- reattached to side of unit and post
3275	05/07/2021		Lopez Boyz	120.00	124478	05/07/2021	Clean gutters
2779	07/06/2021		Petty-Faldyn Property Repair LLC	586.00	124599	07/07/2021	Repaired / installed fascia at 3 different locations of 2nd story roof line
518	08/06/2021		J Blakeley Construction	595.20	124659	08/06/2021	24 LF- Metal Fascia Replacement
8557	10/08/2021		Ag Town Property Maintenance	72.00	124784	10/08/2021	Replaced two fence pickets
10489	11/12/2021		The Clean Up Crew	120.00	124875	11/12/2021	
11023	12/14/2021		The Clean Up Crew	800.00	124936	12/14/2021	HOA Trip hazards, paint sidewalks, steps, yellow,
				3,164.37			
6470 - Insurance							
TXH-A59662	01/07/2021		IPFS Corporation	992.15	124176	01/07/2021	Monthly insurance payment
FIDO101862	01/07/2021		RLI Surety	201.00	124181	01/07/2021	Fidelity Insurance
TXH-A59662	02/08/2021		IPFS Corporation	992.15	124283	02/08/2021	
TXH-A59662	03/08/2021		IPFS Corporation	992.15	124338	03/08/2021	
TXH-A59662	04/06/2021		IPFS Corporation	992.15	124408	04/07/2021	Monthly insurance payment
TXH-A59662	05/04/2021		IPFS Corporation	992.15	124474	05/07/2021	Monthly insurance payment
TXH-A59662	06/07/2021		IPFS Corporation	992.15	124540	06/07/2021	Monthly insurance Premium
TXH-A59662	07/06/2021		IPFS Corporation	992.15	124594	07/07/2021	Monthly insurance invoice
8093	09/21/2021		Service Insurance Group	3,833.44	124750	09/21/2021	Insurance Down Payment for 2021-2022
TXH-B74243	10/07/2021		IPFS Corporation	1,225.40	124794	10/08/2021	Monthly insurance Premium
TXH-B74243	11/11/2021		IPFS Corporation	1,225.40	124866	11/12/2021	Monthly insurance Premium
FIDO101862	12/07/2021		RLI Surety	201.00	124920	12/07/2021	Fidelity Insurance bond
TXH-B74243	12/07/2021		IPFS Corporation	1,225.40	124916	12/07/2021	Monthly insurance Premium
				14,856.69			
6471 - Transfer to Reserves							
	01/01/2021		Oakridge Owners' Association	378.00	124155	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Oakridge Owners' Association	378.00	124239	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Oakridge Owners' Association	378.00	124306	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		Oakridge Owners' Association	378.00	124392	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		Oakridge Owners' Association	378.00	124449	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		Oakridge Owners' Association	378.00	124511	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		Oakridge Owners' Association	378.00	124566	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		Oakridge Owners' Association	378.00	124634	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		Oakridge Owners' Association	378.00	124706	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Oakridge Owners' Association	378.00	124764	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Oakridge Owners' Association	378.00	124830	11/02/2021	November 2021 - Transfer to Reserves
	12/01/2021		Oakridge Owners' Association	378.00	124900	12/02/2021	December 2021 - Transfer to Reserves
				4,536.00			
6473 - Legal Fees							
20-1096.1	02/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	200.00	124285	02/08/2021	D.
44434	06/28/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	75.00	124561	06/28/2021	Conference with Toni M. proceeding with lien on :
45571	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
				575.00			
6475 - Lawn/Property Maintenance							
2878	01/07/2021		Lopez Boyz	350.00	124179	01/07/2021	Monthly Lawn Maintenance
2949	01/18/2021		Lopez Boyz	130.00	124215	01/21/2021	clean gutters
3018	02/04/2021		Lopez Boyz	350.00	124272	02/08/2021	
3033	02/04/2021		Lopez Boyz	160.00	124272	02/08/2021	
3057	03/08/2021		Lopez Boyz	60.00	124341	03/08/2021	Cut branches at 19 r
3041	03/08/2021		Lopez Boyz	233.33	124341	03/08/2021	Feb lawn care
3158	04/06/2021		Lopez Boyz	60.00	124411	04/07/2021	prune plants
3173	04/06/2021		Lopez Boyz	350.00	124411	04/07/2021	March 3, 16, 26 lawn maintenance
3268	05/07/2021		Lopez Boyz	350.00	124478	05/07/2021	Monthly lawn maintenance
3284	05/07/2021		Lopez Boyz	85.00	124478	05/07/2021	Clean up complex after hail storm
3358	06/03/2021		Lopez Boyz	350.00	124529	06/04/2021	Monthly Lawn Maintenance
15620	06/09/2021		Green Rite Lawn Spraying Service	211.09	124542	06/09/2021	Early summer application, fertilizer, insecticide, weed control
3406	07/06/2021		Lopez Boyz	350.00	124586	07/07/2021	Monthly lawn maintenance

3492	08/08/2021	Lopez Boyz	200.00	124663	08/06/2021	Worked performed on Unit 21,22, 23 & 24, requested by John Litton
3496	08/08/2021	Lopez Boyz	350.00	124663	08/06/2021	Monthly Lawn Maintenance
2248	08/08/2021	Robert Walker	75.00	124668	08/06/2021	Watering grass at Complex
15903	08/24/2021	Green Rite Lawn Spraying Service	211.09	124692	08/25/2021	Treatment for control of Army worms
2264	09/07/2021	Robert Walker	175.00	124728	09/07/2021	Water grass at Oakridge (August 3, 4, 6, 10, 12, 14, 31)
3601	09/07/2021	Lopez Boyz	350.00	124724	09/07/2021	Monthly Lawn Maintenance
2288	10/07/2021	Robert Walker	165.00	124778	10/08/2021	water grass along Barak -
3683	10/08/2021	Lopez Boyz	350.00	124779	10/08/2021	Monthly Lawn Maintenance
HOA #28	10/15/2021	Brazos Valley Stump Grinding and Tree	866.00	124811	10/15/2021	Removed one ash tree near 28
3801	11/08/2021	Lopez Boyz	350.00	124854	11/08/2021	Monthly Lawn Maintenance
16103	11/11/2021	Green Rite Lawn Spraying Service	216.50	124864	11/12/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
3837	12/07/2021	Lopez Boyz	350.00	124919	12/07/2021	Monthly Lawn Maintenance
			6,698.01			
6531 - Special Projects						
1810	11/19/2021	Aggieland Gutters LLC	1,065.00	124882	11/23/2021	Cleaning Repair Gutters Install drop in leaf guard
6540 - Management Fee						
	01/03/2021	Beal Properties	400.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021	Beal Properties	400.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021	Beal Properties	400.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021	Beal Properties	400.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021	Beal Properties	400.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021	Beal Properties	400.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021	Beal Properties	400.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021	Beal Properties	400.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021	Beal Properties	400.00	124718	09/03/2021	Management Fee for 09/2021
	10/05/2021	Beal Properties	400.00	124777	10/05/2021	Management Fee for 10/2021
				124842,	11/04/2021,	
	11/04/2021	Beal Properties	400.00	124842,	11/04/2021,	Management Fee for 11/2021
	12/02/2021	Beal Properties	400.00	124844	11/04/2021	
			4,800.00	124907	12/02/2021	Management Fee for 12/2021
6691 - Parking Lot Repair						
488506	10/08/2021	Eliseo Castaneda	3,600.00	124803	10/08/2021	Poured new sidewalk, concrete area near dumpster
6695 - Pest Control						
22864	01/07/2021	Joe Loudat DBA/	64.95	124177	01/07/2021	Monthly Pest Control
23019	02/04/2021	Joe Loudat DBA/	64.95	124271	02/08/2021	
23156	03/01/2021	Joe Loudat DBA/	64.95	124339	03/08/2021	
23296	04/06/2021	Joe Loudat DBA/	64.95	124409	04/07/2021	#21-28 Monthly exterior service
23445	05/04/2021	Joe Loudat DBA/	64.95	124475	05/07/2021	Monthly Pest Control
23578	06/03/2021	Joe Loudat DBA/	64.95	124536	06/04/2021	Monthly Pest Control
23716	07/05/2021	Joe Loudat DBA/	64.95	124582	07/06/2021	Monthly Pest Control
23901	08/05/2021	Joe Loudat DBA/	64.95	124660	08/06/2021	monthly exterior service #1-12
24045	09/07/2021	Joe Loudat DBA/	64.95	124722	09/07/2021	Monthly Pest Control
24229	10/07/2021	Joe Loudat DBA/	64.95	124781	10/08/2021	Monthly Pest Control
24375	11/11/2021	Joe Loudat DBA/	64.95	124868	11/12/2021	Monthly Pest Control
24522	12/14/2021	Joe Loudat DBA/	64.95	124932	12/14/2021	Monthly Pest Control
			779.40			
6700 - Plumbing Expense						
3872	08/06/2021	Twin City Plumbing LLC	1,800.00	124667	08/06/2021	Repaired main water line, water to be turned off for 6 hours.
6705 - Professional Fees						
210870	10/08/2021	Thompson, Derrig and Craig, P.C.	335.00	124798	10/08/2021	Preparation of Federal Corp Income Tax Return 2020
6750 - Roofing Expense						
32020216	07/06/2021	On Top Roofing LLC	115.00	124598	07/07/2021	Roof repair #8, remetal corner on both top and lower gutters
6755 - Tax Expense						
2019 Taxes	07/07/2021	Internal Revenue Service	62.00	124585	07/07/2021	Oakridge HOA 2019 Taxes
93878 - 423766	11/11/2021	Kristeen Roe, Tax A/C	2.35	124869	11/12/2021	2021 Property Taxes
			64.35			
6810 - Utilities						
2062752	01/04/2021	Bryan Texas Utilities	19.46	124168	01/07/2021	
2062749	01/04/2021	Bryan Texas Utilities	18.42	124168	01/07/2021	
2062744	01/04/2021	Bryan Texas Utilities	698.83	124168	01/07/2021	
2062744	01/13/2021	Bryan Texas Utilities	693.27	124197	01/13/2021	
2062749	01/13/2021	Bryan Texas Utilities	22.36	124197	01/13/2021	utilities lost check #124062
124062	01/13/2021	Bryan Texas Utilities	19.09	124197	01/13/2021	utilities lost check #124062
2062752	02/04/2021	Bryan Texas Utilities	0.37	124265	02/08/2021	utilities lost check #124062
2062744	02/08/2021	Bryan Texas Utilities	0.00			
2062749	02/08/2021	Bryan Texas Utilities	0.00			
2062744	03/01/2021	Bryan Texas Utilities	620.34	124318	03/02/2021	
2062749	03/01/2021	Bryan Texas Utilities	13.34	124318	03/02/2021	
2062752	03/01/2021	Bryan Texas Utilities	19.38	124318	03/02/2021	
2062752	04/06/2021	Bryan Texas Utilities	19.09	124402	04/07/2021	Utilities - electric
2062749	04/06/2021	Bryan Texas Utilities	18.13	124402	04/07/2021	Utilities - electric

2062744	04/06/2021		Bryan Texas Utilities	618.49	124402	04/07/2021	Utilities - water
2062744	05/04/2021		Bryan Texas Utilities	612.93	124467	05/07/2021	Utilities - water
2062749	05/04/2021		Bryan Texas Utilities	18.03	124467	05/07/2021	Utilities - electric
2062752	05/04/2021		Bryan Texas Utilities	19.01	124467	05/07/2021	Utilities - electric
2062744	06/03/2021		Bryan Texas Utilities	596.24	124522	06/04/2021	Utilities - water
2062749	06/03/2021		Bryan Texas Utilities	18.03	124522	06/04/2021	Utilities - electric
2062752	06/03/2021		Bryan Texas Utilities	18.90	124522	06/04/2021	Utilities - electric
2062744	07/05/2021		Bryan Texas Utilities	592.53	124581	07/06/2021	utilities - water
2062749	07/05/2021		Bryan Texas Utilities	17.94	124581	07/06/2021	utilities - electrical
2062752	07/05/2021		Bryan Texas Utilities	18.82	124581	07/06/2021	utilities - electrical
2062744	08/03/2021		Bryan Texas Utilities	722.31	124653	08/06/2021	utilities water meter COB9607
2062749	08/03/2021		Bryan Texas Utilities	17.84	124653	08/06/2021	utilities - electric meter 116721
2062752	08/03/2021		Bryan Texas Utilities	18.71	124653	08/06/2021	utilities - electric meter 116708
2062752	09/08/2021		Bryan Texas Utilities	18.82	124731	09/08/2021	utilities - electrical
2062749	09/08/2021		Bryan Texas Utilities	17.94	124731	09/08/2021	utilities - electrical
2062744	09/08/2021		Bryan Texas Utilities	714.28	124731	09/08/2021	utilities - water
2062744	10/08/2021		Bryan Texas Utilities	616.64	124786	10/08/2021	utilities - water
2062749	10/08/2021		Bryan Texas Utilities	18.03	124786	10/08/2021	utilities - electrical
2062752	10/08/2021		Bryan Texas Utilities	19.01	124786	10/08/2021	utilities - electrical
2062744	11/04/2021		Bryan Texas Utilities	559.78	124847	11/08/2021	utilities - water
2062749	11/04/2021		Bryan Texas Utilities	18.22	124847	11/08/2021	utilities - electrical
2062752	11/04/2021		Bryan Texas Utilities	19.09	124847	11/08/2021	utilities - electrical
2062752	12/07/2021		Bryan Texas Utilities	19.38	124913	12/07/2021	utilities - electrical
2062749	12/07/2021		Bryan Texas Utilities	18.22	124913	12/07/2021	utilities - electrical
2062744	12/07/2021		Bryan Texas Utilities	640.12	124913	12/07/2021	utilities - water
				8,131.39			
Total				51,860.00			

Homeowner Delinquency (As Of)

Active Properties Owned By: Oakridge Home Owners Association

As of: 12/31/2021

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Amount Receivable
Oakridge Condos - 2101 Barak Bryan, TX 77802		
		4,616.96
Total		4,616.96



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

Business Statement

Account Number:
 1 675 0011 2823
 Statement Period:
 Nov 1, 2021
 through
 Nov 30, 2021



PLATINUM BUSINESS MONEY MARKET

Member FDIC

U.S. Bank National Association
Account Summary

Account Number 1-675-0011-2823

Beginning Balance on Nov 1	# Items	\$	20,099.93	Annual Percentage Yield Earned		0.00955%
Customer Deposits	1		378.00	Interest Earned this Period	\$	0.16
Other Deposits	1		0.16	Interest Paid this Year	\$	1.66
Ending Balance on Nov 30, 2021		\$	20,478.09	Number of Days in Statement Period		30

Customer Deposits

<u>Number</u>	<u>Date</u>	<u>Ref Number</u>	<u>Amount</u>
	Nov 8	8010384695	378.00

Total Customer Deposits \$ **378.00**

Other Deposits

<u>Date</u>	<u>Description of Transaction</u>	<u>Ref Number</u>	<u>Amount</u>
Nov 30	Interest Paid	3000004631	0.16

Total Other Deposits \$ **0.16**

December 2021 + \$378.00

= \$20,856.09
 Balance

OAKRIDGE HOA 2022 BUDGET

	2021 Budget	2021 Actual	2022 Budget	
INCOME:				
HOA Dues	47385	47333	48528	96%
Late/Violations/Misc		387.31		
Insurance				
Transfer/Reserves		2240		
Pre paid Dues		-600		
TOTAL INCOME:	50400.00	49360.31	48528.00	96%
 EXPENSE:				
Transfer to Reserves	8232	4536	5032.8	
Roof Repairs	0	115	0	
Electrical Repairs	500	1339.79	500	
General Maintenance	1500	3164.37	750	
Insurance	15000	14655.69	16000 **	
Lawn Maintenance	5500	6698.01	6000	
Management Fee	4800	4800	4800	
Office/Tax Expense	25	64.35	65	
Pest Control	800	779.4	800	
Legal/Professional	650	910	500	
Utilities	9600	8131.39	8500	
Plumbing	250	1800	1500	
Fence Repairs	0	0	0	
Special Projects	0	4665	0	
Porter Service	150		150	
 TOTAL EXPENSE:	 47007	 51659.00	 44597.8	
 NET INCOME:	 4624	 -2298.69	 3930.2	
 US Bank Reserve Account Balance 12/31/2021			 20,856.25	



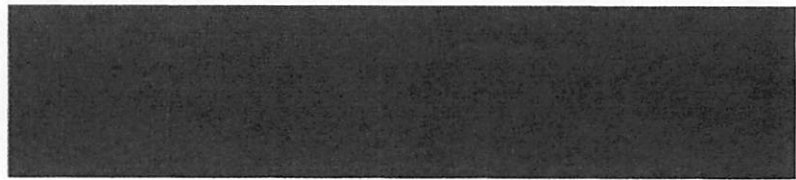
Bob Walker

Real Estate

bobw@bealtr.com

Ph

Need a RE Agent? What About Bob?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/31/22 at 4:07 pm

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/31/2022 to 01/01/2021 Status is 'Option Contract' Status Contractual Search Date is 01/31/2022 to 08/04/2021 Status is 'Under Contract' Status Contractual Search Date is 01/31/2022 to 08/04/2021 Street Number Search is 2101 Street Name is like 'barak'

Residential

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
21000172	2101 Barak Lane #25	25	2	1/1	NONE	Oak Ridge Condos	1980	1,048	\$107.82	\$113,000	\$110,000	\$104.96	02/11/2021	97.35	33
# LISTINGS:		1	Medians:				1980	1,048	\$107.82	\$113,000	\$110,000	\$104.96		97.35	33
			Minimums:				1980	1,048	\$107.82	\$113,000	\$110,000	\$104.96		97.35	33
			Maximums:				1980	1,048	\$107.82	\$113,000	\$110,000	\$104.96		97.35	33
			Averages:				1980	1,048	\$107.82	\$113,000	\$110,000	\$104.96		97.35	33

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$113,000	\$113,000	\$113,000	\$113,000
Sold Price	\$110,000	\$110,000	\$110,000	\$110,000

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

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

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Service Insurance Group

3840 Corporate Center Drive

PO Box 5753

Bryan-College Station, TX 77805-5753

979.774.3900 Fax 979.774.3955 www.serviceinsgroup.com

September 14, 2021

Oak Ridge Condo Owners Association
 C/O Beal Properties
 903 Texas Ave S
 College Station TX 77840

Dear Terry & Toni,

We are pleased to offer the following renewal proposal for Oak Ridge Condo Owners Association's General Liability & Property coverage that is set to expire 09/19/21:

PACKAGE – Century Surety Company (A- X Excellent A.M. Best Rating)

General Aggregate Liability Limit	\$2,000,000
Products & Completed Operations Aggregate Limit	\$Included
Each Occurrence Liability Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Damage To Premises Rented To You Limit	\$100,000
Medical Expense Limit	\$5,000
BI/PD Deductible Per Claim	\$500
Blanket AI – Condo Unit Owners	Included
2101 Barak Lane – Condo Units	28 Units Rating Basis
Building Limit – Special Form Incl. Theft	\$1,869,000 RCV – 80% Coins.
Equipment Breakdown – Property Damage	\$1,869,000 RCV – 80% Coins.
Property Deductibles Per Each Bldg.	\$5,000 AOP; \$10,000 Wind/Hail

TOTAL PREMIUM AND FEES (ALL FEES ARE FULLY EARNED & PREMIUM IS MINIMUM AND DEPOSIT) – 25% MINIMUM EARNED PREMIUM

Premium Breakdown	
Commercial General Liability Premium	\$1,500.00
Commercial Property Premium	\$12,579.00
Policy Fees (Fully Earned)	\$250.00
Surplus Lines Tax	\$1,004.74
Terrorism – Excluded	Available for AP plus taxes/fees
Total Premium	\$15,333.74
IPFS Finance Option	\$3,833.44 Down Payment
	10 Monthly Installments of \$1,225.40 Each



Oakridge Condominiums

Oakridge Condominiums Owner's Association requests your **virtual** attendance at the **2022 Annual Meeting** to be held via Zoom at **Beal Properties Office** on **Tuesday February 1st, 2022 @ 6:00 pm**. The annual meeting this year will be held online due to the current COVID numbers and to ensure that we do not put any Owners at risk.

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 5:00pm January 31st, 2022. You can mail the completed proxy (below) to Beal Properties, 3363 University Dr. East, Suite 215, Bryan, Texas 77802, and Attention: Toni Myers, or email to hoa@bealbcs.com.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Reading and approval of minutes of preceding annual meeting
3. Review of 2021 Completed Projects
4. Financial report. (2021 Financial Report, Delinquencies, 2022 Budget, Sales)
5. Election/Reinstatement of Officers & Directors
6. Old Business
6. New business
7. Adjournment

2022 Annual Meeting Proxy Statement

Know All by these Present: That I Linda White

Do hereby appoint _____
or
(Circle one) John Litton Safia Naqi Donna West Steve Browder

As agent for me, and in my name and stead to vote as my Proxy at the 2022 annual meeting of the Oakridge Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 1st, 2022 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Linda White
Owner

nana.white.lw@gmail.com
Email Address

18
Unit number(s)
979-820-0897
Current Phone Number

This proxy must be received by 5:00 pm January 31st, 2022.

You can mail: Beal Properties, 3363 University Dr. East, Suite 215, Bryan, TX 77802,
or Email: hoa@bealbcs.com