

*Plainsman Townhomes
2023 Annual Meeting
Information Packet*



*Saturday May 27th, 2023 @ 11am
Beal Properties & Via Zoom*



Beal Properties Inc.
3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

The Plainsman Association requests your attendance at the 2023 annual meeting to be held in person at the **Beal Properties Office and virtually via Zoom** on **Saturday, May 27th, 2023 @ 11:00am**

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 May 26th, 2023. You can mail the completed proxy (below) to Beal Properties Inc., 3363 University Drive East, Suite 215, Bryan, TX 77802 Attention: Persia Burgess or email persia@bealbcs.com.

Agenda

1. Roll Call
2. Proof of notice of meeting or waiver of notices.
3. Reading of minutes of preceding meeting.
4. Reports of Officers:
 - a. President's Report
 - b. Financial Review
 - c. Management Report
5. Election of Directors
6. Unfinished Business
7. New Business
8. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____ or: (circle one)

Erin Bostic Sandy Boriski JoAnn Johnson

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Plainsman Homeowner's Association, 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 2023 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

Plainsman Annual Meeting
Saturday, January 18, 2020
Beal Properties Office

Board Members in Attendance: Erin Bostic, President and Sandy Boriski, Treasurer

Beal Properties Representatives in Attendance: Stacie Bone, HOA Assistant

Homeowners in Attendance: 3816, 3820, and 3822

Proxies Received: 3808, 3810, 3812, 3814, 3816, and 3828

Meeting called to order at 10:11 am

Erin read off 2019 Annual Minutes. Cecilia motioned to approve, Terry seconds

Discuss 2020 Budget – no oppositions

Election / Re-instatement of Board: Cecilia motioned to stay the same, Jeremy seconds

Old Business: roofs are complete, now to start paying for it. Dues were increased on January 1, 2020 to help pay off the loan required to get new roofs. There's not much money left for other projects right now, will need to pay down on the loan before beginning future projects.

New Business: all homeowners are requesting an updated vendor list and homeowner directory list. Stacie will get this information out to all homeowners this week. Once the HOA recovers some money from the roof project, will discuss these future projects:

Spring: United Roofing to trim trees & clean gutters

Needs: new driveway around complex and new sprinkler system – needs to be upgraded

Consider re-writing bylaws to be more relevant to current times

Q: Cecilia asked what all is included with lawn care?

A: Clearing out leaves from courtyards is an extra cost

Q: Cecilia asked where is bulk pick up?

A: Near the trashcan at the Stillmeadow entrance

Terry asked that everyone compact their boxes, and place them in bulk pick up to prevent filling up the trashcan

Lemond Lawn Care fixed the leak in the sprinkler system, but did not insulate it back. Stacie will have them fix this.

Unit 3806 has the plug for sprinkler controls inside their unit. This needs to stay plugged in at all times. HOA considered putting a notice inside to ensure it is not unplugged by mistake.

At this time, the HOA does not have enough money for cosmetic repairs. If individual owners would like to do any repairs on their unit, they are welcome to, but will not be reimbursed by the HOA. It takes time to build up a savings to complete repairs. If the HOA is going to do repairs to one unit, they will do it to all units. The HOA needs to keep the money in Reserves for emergency funds, until there is enough for more projects.

For owners doing exterior paint, there is not an exact paint color that is required – must be a neutral color and must go through the Board for approval before being painted

Stacie mentioned The Big Event occurring in March – may be able to help some owners clean up their units such as leaves, painting, etc.

Sandy notified everyone about BryanRotary.com – if owners would like American flags in the front yards – the deadline is February 9th to pay for the year (flags are put out for national holidays)

Erin motioned to adjourn the meeting, Charlotte seconds

Meeting adjourned at 11:03 am

Cash Flow

Beal Properties

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Date Range: 01/01/2022 to 12/31/2022

Accounting Basis: Cash

Additional Cash GL Accounts: None

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				
Homeowners Association Dues	32,660.05	76.36	32,660.05	76.36
Insurance Reimbursement	10,113.72	23.64	10,113.72	23.64
Total Operating Income	42,773.77	100.00	42,773.77	100.00
Expense				
Bank Fees/Office Expenses	35.00	0.08	35.00	0.08
Electrical Repairs	150.00	0.35	150.00	0.35
General Maintenance	390.00	0.91	390.00	0.91
Insurance	10,602.52	24.79	10,602.52	24.79
Transfer to Reserves	3,600.00	8.42	3,600.00	8.42
Legal Fees	675.00	1.58	675.00	1.58
Lawn/Property Maintenance	3,903.31	9.13	3,903.31	9.13
Landscape - Irrigation Repair	81.19	0.19	81.19	0.19
Management Fee	3,000.00	7.01	3,000.00	7.01
Mortgage/Note Payment	11,646.35	27.23	11,646.35	27.23
Pest Control	606.20	1.42	606.20	1.42
Plumbing Expense	630.00	1.47	630.00	1.47
Professional Fees	350.00	0.82	350.00	0.82
Utilities	5,337.72	12.48	5,337.72	12.48
Utilities - Water	2,366.20	5.53	2,366.20	5.53
Total Operating Expense	43,373.49	101.40	43,373.49	101.40
NOI - Net Operating Income	-599.72	-1.40	-599.72	-1.40
Total Income	42,773.77	100.00	42,773.77	100.00
Total Expense	43,373.49	101.40	43,373.49	101.40
Net Income	-599.72	-1.40	-599.72	-1.40
Other Items				
Prepayments	-58.14		-58.14	
Net Other Items	-58.14		-58.14	
Cash Flow	-657.86		-657.86	
Beginning Cash	7,147.17		7,147.17	
Beginning Cash + Cash Flow	6,489.31		6,489.31	
Actual Ending Cash	6,489.31		6,489.31	

Cash Flow

Beal Properties

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Date Range: 01/01/2023 to 04/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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				
Homeowners Association Dues	9,890.00	47.03	9,890.00	47.03
Certified Letter Charge	8.10	0.04	8.10	0.04
Insurance Reimbursement	11,128.82	52.93	11,128.82	52.93
Total Operating Income	21,026.92	100.00	21,026.92	100.00
Expense				
Bank Fees/Office Expenses	20.00	0.10	20.00	0.10
General Maintenance	95.00	0.45	95.00	0.45
Insurance	6,871.41	32.68	6,871.41	32.68
Transfer to Reserves	1,200.00	5.71	1,200.00	5.71
Lawn/Property Maintenance	1,234.04	5.87	1,234.04	5.87
Management Fee	1,000.00	4.76	1,000.00	4.76
Mortgage/Note Payment	545.56	2.59	545.56	2.59
Pest Control	303.10	1.44	303.10	1.44
Utilities	3,152.49	14.99	3,152.49	14.99
Total Operating Expense	14,421.60	68.59	14,421.60	68.59
NOI - Net Operating Income	6,605.32	31.41	6,605.32	31.41
Total Income	21,026.92	100.00	21,026.92	100.00
Total Expense	14,421.60	68.59	14,421.60	68.59
Net Income	6,605.32	31.41	6,605.32	31.41
Other Items				
Prepayments	831.04		831.04	
Net Other Items	831.04		831.04	
Cash Flow	7,436.36		7,436.36	
Beginning Cash	6,489.31		6,489.31	
Beginning Cash + Cash Flow	13,925.67		13,925.67	
Actual Ending Cash	13,925.67		13,925.67	

Bill Detail

Exported On: 2023-05-27 10:30:58 -0500

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: Paid

Date Type: Payment Date

Date Range: 01/01/2022 to 12/31/2022

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Payee Name	Paid	Check #	Paid Date	Description
6390 - Electrical Repairs								
12653	02/07/2022	02/07/2022	6390 - Electrical Repairs	Constant Current Electric	150.00	836	02/08/2022	Removed faulty lamp, supplied new lamp.
6455 - General Maintenance								
7696	11/11/2022	11/11/2022	6455 - General Maintenance	Ag Town Property Maintenance	65.00	892	11/11/2022	Secured Fencing
277438	11/11/2022	11/11/2022	6455 - General Maintenance	United Roofing & Sheetmetal, Inc.	325.00	895	11/11/2022	Gutter clean out
					390.00			
6470 - Insurance								
4033700	01/20/2022	01/20/2022	6470 - Insurance	Dexter and Company	3,109.68	832	01/20/2022	Down Payment - for 2022 Insurance
1073-2463834-2	02/07/2022	02/07/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	835	02/08/2022	Monthly Insurance Premium
1073-2463834-2	03/04/2022	03/04/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	841	03/04/2022	Monthly Insurance Premium
1073-2463834-2	04/12/2022	04/12/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	848	04/12/2022	Monthly Insurance Premium
1073-2463834-2	05/06/2022	05/06/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	854	05/06/2022	Monthly Insurance Premium
1073-2463834-2	05/18/2022	05/18/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	856	05/18/2022	Monthly Insurance Premium
69938898	06/09/2022	06/09/2022	6470 - Insurance	CNA Surety	124.00	860	06/10/2022	Fidelity Bond
1073-2463834-2	07/18/2022	07/18/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	868	07/18/2022	Monthly Insurance Premium
1073-2463834-2	08/12/2022	08/12/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	873	08/12/2022	Monthly Insurance Premium
1073-2463834-2	09/09/2022	09/09/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	879	09/12/2022	Monthly Insurance Premium
1073-2463834-2	10/04/2022	10/04/2022	6470 - Insurance	AFS/IBEX A Division of MetaBank	818.76	885	10/10/2022	Plainsman Condos - Insurance payment
					10,602.52			
6471 - Transfer to Reserves								
	01/01/2022	01/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	827	01/03/2022	January 2022 - Reserve Account
	02/01/2022	02/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	833	02/03/2022	February 2022 - Reserve Account
	03/01/2022	03/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	839	03/02/2022	March 2022 - Reserve Account
	04/01/2022	04/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	845	04/04/2022	April 2022 - Reserve Account
	05/01/2022	05/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	852	05/02/2022	May 2022 - Reserve Account
	06/01/2022	06/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	857	06/03/2022	June 2022 - Reserve Account
	07/01/2022	07/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	863	07/01/2022	July 2022 - Reserve Account
	08/01/2022	08/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	870	08/03/2022	August 2022 - Reserve Account
	09/01/2022	09/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	877	09/01/2022	September 2022 - Reserve Account
	10/01/2022	10/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	883	10/03/2022	October 2022 - Reserve Account
	11/01/2022	11/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	889	11/01/2022	November 2022 - Reserve Account
	12/01/2022	12/01/2022	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	897	12/01/2022	December 2022 - Reserve Account
					3,600.00			
6473 - Legal Fees								
Plainsman Loan Docs	12/21/2022	12/21/2022	6473 - Legal Fees	The Ellison Firm, Attorneys at Law	675.00		12/21/2022	Statement for Legal Service Rendered for renovation
6475 - Lawn/Property Maintenance								
1221-125	01/12/2022	01/12/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	830	01/12/2022	Monthly Lawn Maintenance
0122-125	02/07/2022	02/07/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	837	02/08/2022	Monthly Lawn Maintenance
0222-125	03/07/2022	03/07/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	842	03/07/2022	Monthly Lawn Maintenance
0331-125	04/12/2022	04/12/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	850	04/12/2022	Monthly Lawn Maintenance
0422-130	05/05/2022	05/05/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	853	05/05/2022	Monthly Lawn Maintenance
0522-130	06/09/2022	06/09/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	861	06/10/2022	Monthly Lawn Maintenance
0622-134	07/12/2022	07/12/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	881	07/12/2022	Monthly Lawn Maintenance
0722-134	08/12/2022	08/12/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	874	08/12/2022	Monthly Lawn Maintenance
0831-134	09/09/2022	09/09/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	880	09/12/2022	Monthly Lawn Maintenance
0922-134	10/11/2022	10/11/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	887	10/11/2022	Lawn service
4675	11/07/2022	11/07/2022	6475 - Lawn/Property Maintenance	Lopez Boyz	120.00	890	11/07/2022	3806 - removed fallen branches
1022-136	11/11/2022	11/11/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	893	11/11/2022	Lawn Service
1122-136	12/06/2022	12/06/2022	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	389.70	899	12/07/2022	Monthly Lawn Maintenance
					3,903.31			
6476 - Landscape - Irrigation Repair								
0622-240	07/12/2022	07/12/2022	6476 - Landscape - Irrigation Repair	Lemmond Lawncare & Landscapes LLC	81.19	881	07/12/2022	Irrigation call..
6540 - Management Fee								
	01/12/2022	01/12/2022	6540 - Management Fee	Beal Properties	250.00	831	01/14/2022	Management Fee for 01/2022
	02/10/2022	02/10/2022	6540 - Management Fee	Beal Properties	250.00	838	02/10/2022	Management Fee for 02/2022
	03/14/2022	03/14/2022	6540 - Management Fee	Beal Properties	250.00	844	03/14/2022	Management Fee for 03/2022
	04/11/2022	04/11/2022	6540 - Management Fee	Beal Properties	250.00	847	04/11/2022	Management Fee for 04/2022
	05/09/2022	05/09/2022	6540 - Management Fee	Beal Properties	250.00	855	05/10/2022	Management Fee for 05/2022
	06/06/2022	06/06/2022	6540 - Management Fee	Beal Properties	250.00	859	06/07/2022	Management Fee for 06/2022
	07/11/2022	07/11/2022	6540 - Management Fee	Beal Properties	250.00	866	07/11/2022	Management Fee for 07/2022
	08/08/2022	08/08/2022	6540 - Management Fee	Beal Properties	250.00	872	08/08/2022	Management Fee for 08/2022
	09/01/2022	09/01/2022	6540 - Management Fee	Beal Properties	250.00	878	09/07/2022	Management Fee for 09/2022
	10/03/2022	10/03/2022	6540 - Management Fee	Beal Properties	250.00	882	10/03/2022	Management Fee for 10/2022
	11/01/2022	11/01/2022	6540 - Management Fee	Beal Properties	250.00	891	11/08/2022	Management Fee for 11/2022
	12/05/2022	12/05/2022	6540 - Management Fee	Beal Properties	250.00	898	12/05/2022	Management Fee for 12/2022
					3,000.00			
6560 - Mortgage/Note Payment								
	01/01/2022	01/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	828	01/03/2022	January 2022
	02/01/2022	02/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	834	02/03/2022	February 2022
	03/01/2022	03/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	840	03/02/2022	March 2022
	04/01/2022	04/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	846	04/04/2022	April 2022
	05/01/2022	05/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	851	05/02/2022	May 2022
	06/01/2022	06/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	858	06/03/2022	June 2022
	07/01/2022	07/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	864	07/01/2022	July 2022
	08/01/2022	08/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	871	08/03/2022	August 2022
	09/01/2022	09/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	876	09/01/2022	September 2022
	10/01/2022	10/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	884	10/03/2022	October 2022
	11/01/2022	11/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	888	11/01/2022	November 2022
	12/01/2022	12/01/2022	6560 - Mortgage/Note Payment	Prosperity Bank	967.62	896	12/01/2022	December 2022
Renovation Interest payment	12/21/2022	12/21/2022	6560 - Mortgage/Note Payment	Prosperity Bank	34.91		12/21/2022	Renovation Interest payment
					11,646.35			
6695 - Pest Control								
24646	01/07/2022	01/07/2022	6695 - Pest Control	Joe Loudat DBA/	151.55	829	01/07/2022	Exterior Quarterly Pest Control
25077	04/12/2022	04/12/2022	6695 - Pest Control	Joe Loudat DBA/	151.55	849	04/12/2022	Monthly Pest Control
25517	07/07/2022	07/07/2022	6695 - Pest Control	Joe Loudat DBA/	151.55	865	07/07/2022	Monthly Pest Control

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26021	10/11/2022	10/11/2022	6695 - Pest Control	Joe Loudat DBA/	151.55	886	10/11/2022	Exterior Quarterly Service
					606.20			
6700 - Plumbing Expense								
4349	03/07/2022	03/07/2022	6700 - Plumbing Expense	Twin City Plumbing LLC	360.00	843	03/07/2022	Repaired 3/4" water leak at PVC water line - 3814
4584	06/09/2022	06/09/2022	6700 - Plumbing Expense	Twin City Plumbing LLC	120.00	862	06/10/2022	Repaired 3/4" main water line from hose bib, Recommend installing a pressure reducer
92774-1-7	08/12/2022	08/12/2022	6700 - Plumbing Expense	Slim Plumbing LLC	150.00	875	08/12/2022	Walked around the property and did not see anything leaking.
					630.00			
6705 - Professional Fees								
216725	11/11/2022	11/11/2022	6705 - Professional Fees	Thompson, Derrig and Craig, P.C.	350.00	894	11/11/2022	Tax Preparation
6810 - Utilities								
2059199 - ACH	01/12/2022	01/12/2022	6810 - Utilities	Bryan Texas Utilities	399.49	ACH	01/12/2022	Water/Security Light/Wastewater
2059199-ACH	02/07/2022	02/07/2022	6810 - Utilities	Bryan Texas Utilities	399.49	ACH	02/10/2022	utilities - water
2059199 ACH	03/11/2022	03/11/2022	6810 - Utilities	Bryan Texas Utilities	399.49	ACH	03/11/2022	Water
2059199	07/14/2022	07/14/2022	6810 - Utilities	Bryan Texas Utilities	421.74	ACH	07/14/2022	Utility Bill
2059199	07/31/2022	07/31/2022	6810 - Utilities	Bryan Texas Utilities	920.09	869	07/31/2022	Utilities - Water
2059199	10/12/2022	10/12/2022	6810 - Utilities	Bryan Texas Utilities	1,209.13	ACH	10/12/2022	Utility - Water
2059199	11/11/2022	11/11/2022	6810 - Utilities	Bryan Texas Utilities	1,187.50	ACH	11/11/2022	3828 PLAINSMAN LN - WATER
2059199	12/06/2022	12/12/2022	6810 - Utilities	Bryan Texas Utilities	400.79	ACH	12/12/2022	utilities - water
					5,337.72			
6840 - Utilities - Water								
2059199 ACH	04/12/2022	04/12/2022	6840 - Utilities - Water	Bryan Texas Utilities	399.49	ACH	04/12/2022	Water
2059199 ACH	05/12/2022	05/12/2022	6840 - Utilities - Water	Bryan Texas Utilities	399.49	ACH	05/12/2022	Water
2059199 ACH	06/13/2022	06/13/2022	6840 - Utilities - Water	Bryan Texas Utilities	400.11	ACH	06/13/2022	Water
2059199	09/12/2022	09/12/2022	6840 - Utilities - Water	Bryan Texas Utilities	1,167.11	ACH	09/12/2022	
					2,366.20			
Total					43,338.49			

Bill Detail

Exported On: 2023-05-27 10:19:29 -0500

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: Paid

Date Type: Payment Date

Date Range: 01/01/2023 to 04/30/2023

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Payee Name	Paid	Check #	Paid Date	Description
6455 - General Maintenance								
277450	01/11/2023	01/11/2023	6455 - General Maintenance	United Roofing & Sheetmetal, Inc.	95.00	904	01/12/2023	reattach downspout and install new straps
6470 - Insurance								
4446563	01/20/2023	01/20/2023	6470 - Insurance	Dexter and Company	3,633.69	906	01/20/2023	2023 Insurance Premium Down payment
	02/12/2023	02/12/2023	6470 - Insurance	AFS/IBEX A Division of MetaBank	1,079.24	910	02/13/2023	Monthly Insurance Premium
1073-2718047-2	03/06/2023	03/06/2023	6470 - Insurance	AFS/IBEX A Division of MetaBank	1,079.24	914	03/06/2023	Monthly Insurance
1073-2718047-2	04/11/2023	04/11/2023	6470 - Insurance	AFS/IBEX A Division of MetaBank	1,079.24	922	04/11/2023	Insurance Payment
					6,871.41			
6471 - Transfer to Reserves								
	01/01/2023	01/01/2023	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	900	01/03/2023	January 2023 - Reserve Account
	02/01/2023	02/01/2023	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	907	02/03/2023	February 2023 - Reserve Account
	03/01/2023	03/01/2023	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	913	03/02/2023	March 2023 - Reserve Account
	04/01/2023	04/01/2023	6471 - Transfer to Reserves	Plainsman Condo Association	300.00	918	04/04/2023	April 2023 - Reserve Account
					1,200.00			
6475 - Lawn/Property Maintenance								
1222-131	01/11/2023	01/11/2023	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	903	01/12/2023	Lawn Service
0123-136	02/10/2023	02/10/2023	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	911	02/13/2023	Lawn Service
0223-152	03/07/2023	03/07/2023	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	915	03/07/2023	Lawn Services
0323-134	04/06/2023	04/06/2023	6475 - Lawn/Property Maintenance	Lemmond Lawncare & Landscapes LLC	308.51	920	04/06/2023	Lawn Service - March
					1,234.04			
6540 - Management Fee								
	01/09/2023	01/09/2023	6540 - Management Fee	Beal Properties	250.00	901	01/09/2023	Management Fee for 01/2023
	02/01/2023	02/01/2023	6540 - Management Fee	Beal Properties	250.00	908	02/08/2023	Management Fee for 02/2023
	03/02/2023	03/02/2023	6540 - Management Fee	Beal Properties	250.00	916	03/09/2023	Management Fee for 03/2023
	04/10/2023	04/10/2023	6540 - Management Fee	Beal Properties	250.00	921	04/10/2023	Management Fee for 04/2023
					1,000.00			
6560 - Mortgage/Note Payment								
	01/11/2023	01/15/2023	6560 - Mortgage/Note Payment	Prosperity Bank	139.77	905	01/12/2023	
8270998	02/08/2023	02/08/2023	6560 - Mortgage/Note Payment	Prosperity Bank	139.77	909	02/09/2023	Monthly Payment
8270998	02/27/2023	02/27/2023	6560 - Mortgage/Note Payment	Prosperity Bank	126.25	912	02/27/2023	Loan Payment
8270998	03/29/2023	03/29/2023	6560 - Mortgage/Note Payment	Prosperity Bank	139.77	917	03/29/2023	Loan Payment
					545.56			
6695 - Pest Control								
26459	01/11/2023	01/11/2023	6695 - Pest Control	Joe Loudat DBA/	151.55	902	01/12/2023	Quarterly Service - Pest control
26892	04/06/2023	04/06/2023	6695 - Pest Control	Joe Loudat DBA/	151.55	919	04/06/2023	Quarterly Service
					303.10			
6810 - Utilities								
	01/27/2023	01/27/2023	6810 - Utilities	Bryan Texas Utilities	1,141.15	ACH	01/27/2023	3828 Plainsman Ln
2059199	02/13/2023	02/13/2023	6810 - Utilities	Bryan Texas Utilities	646.14	ACH	02/13/2023	3828 PLAINSMAN LN
2059199	03/15/2023	03/15/2023	6810 - Utilities	Bryan Texas Utilities	715.97	ACH	03/15/2023	3828 Plainsman Ln
2059199	04/14/2023	04/14/2023	6810 - Utilities	Bryan Texas Utilities	649.23	ACH	04/14/2023	3828 Plainsman LN
					3,152.49			
Total					14,401.60			



2207 1 AV 0.455
 PLAINSMAN CONDOMINIUMS
 3363 UNIVERSITY DR E STE 215
 BRYAN TX 77802-3470

Visit us online at ProsperityBankUSA.com

Statement Date 12/31/2022

Account No ****7501

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STATEMENT SUMMARY		TX Small Business Checking Account No ****7501	
12/01/2022	Beginning Balance		\$18,810.51
	1 Deposits/Other Credits	+	\$300.00
	0 Checks/Other Debits	-	\$0.00
12/31/2022	Ending Balance	31 Days in Statement Period	\$19,110.51
	Total Enclosures		2

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/05/2022	Deposit	\$300.00

DAILY ENDING BALANCE			
Date	Balance	Date	Balance
12-01	\$18,810.51	12-05	\$19,110.51

9001



103071 : 002207/01





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Statement Date

4/30/2023

1752 1 AV 0,471
PLAINSMAN CONDOMINIUMS
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Account No

****7501

Page 1 of 5



1

STATEMENT SUMMARY

TX Small Business Checking Account No ****7501

04/01/2023	Beginning Balance			\$20,010.51
	1 Deposits/Other Credits	+		\$300.00
	0 Checks/Other Debits	-		\$0.00
04/30/2023	Ending Balance		30 Days in Statement Period	\$20,310.51
	Total Enclosures			2

DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/05/2023	Deposit	\$300.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
04-01	\$20,010.51	04-05	\$20,310.51

9001



103481 : 00175201

MEMBER FDIC



NYSE Symbol "PB"

10

Plainsman Association

2023 Budget

	2021 Actual	2022 Actual	2023 Budget
INCOME:			
HOA Dues:	33269.95	32660.05	33120
Misc Income:	0	0	18308 Refinance
Insurance Reimburse:	9672.16	10113.72	12735.35
Prepaid HOA Dues:	58.06	-58.14	
Total Income:	43000.17	42715.63	64163.35
EXPENSE:			
Bank Fees:	0	35	70
Electrical Repairs:	0	150	0
General Maintenance	194.22	390	500
Insurance:	10174.61	10602.52	12735.35
Transfer to Reserves:	3600	3600	3600
Legal Fees:	300	675	350
Lawn Maintenance:	5528.75	3984.5	4000
Management Fees:	3000	3000	3000
Mortgage Note:	11611.44	11646.35	7248.68
Pest Control:	736.1	606.2	606.2
Plumbing Repair:	670	630	650
Professional Fees:	335	350	350
Tax Expense:	2.35	0	2.75
Utilities:	6419.22	7703.92	7061.57
Special Projects:	15312	0	23988.80
TOTAL EXPENSE:	57883.69	43373.49	64163.35
NET INCOME:	-14883.52	-657.86	0.00

Plainsmans Association Reserve Bank Account as of 12/31/2022	19110.51
Plainsman's Association Reserve Bank Account as of 04/2023	20310.51



3363 University Drive East, Suite 215,
Bryan, TX 77802
(979)764-2500 www.bealbc.com

May 26, 2023

PLAINSMAN CONDOMINIUMS MANAGEMENT REPORT

Delinquency Status At the end of December, the total outstanding amount owed to the association was \$690.00. Only one account makes up the total balance consisting of unpaid dues.

Beal Properties has been actively following up with the delinquent account holder via phone and email to ensure that the account is addressed promptly and efficiently to collect the outstanding fees owed to the association.

Violation Report Beal Properties does not have any violations to present to the board.

Maintenance Report As of today, there are currently a few outstanding work orders that Beal and the Board are currently working on to get resolved mainly consisting of a “possible roof leak”, concrete repairs, gate repairs, and landscaping.

Completed Projects:

Foundation Repairs

Beal would like to request your valuable input on any outstanding maintenance issues or future projects for the Association.

Terry Thigpin
 Beat Properties
 terryt@century21bcs.com
 Ph

CMA 1 - Line

Listings as of 05/26/23 at 11:14 am

Prepared By: Terry Thigpin

Property Type is 'Residential' Status is one of 'Contingency Contract', 'Exclusive Agency' Status is 'Active' Status Contractual Search Date is 05/26/2023 to 05/31/2022 Status is 'Sold' Status Contractual Search Date is 05/26/2023 to 05/31/2022 Status is 'Under Contract' Status Contractual Search Date is 05/26/2023 to 11/27/2022 Subdivision Code is 'Plainsman Townhomes'

Residential

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
22013015	3812 Plainsman Lane		3	2/1	2	Plainsman Townhomes	1973	1,680	\$94.94	\$159,500	\$159,900	\$95.18	09/19/2022	100.25	21
		# LISTINGS:	1			Medians:	1973	1,680	\$94.94	\$159,500	\$159,900	\$95.18		100.25	21
						Minimums:	1973	1,680	\$94.94	\$159,500	\$159,900	\$95.18		100.25	21
						Maximums:	1973	1,680	\$94.94	\$159,500	\$159,900	\$95.18		100.25	21
						Averages:	1973	1,680	\$94.94	\$159,500	\$159,900	\$95.18		100.25	21

Quick Statistics (1 Listing Total)			
	Min	Max	Average
List Price	\$159,500	\$159,500	\$159,500
Sold Price	\$159,900	\$159,900	\$159,900
			Median
			\$159,500
			\$159,900

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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.

