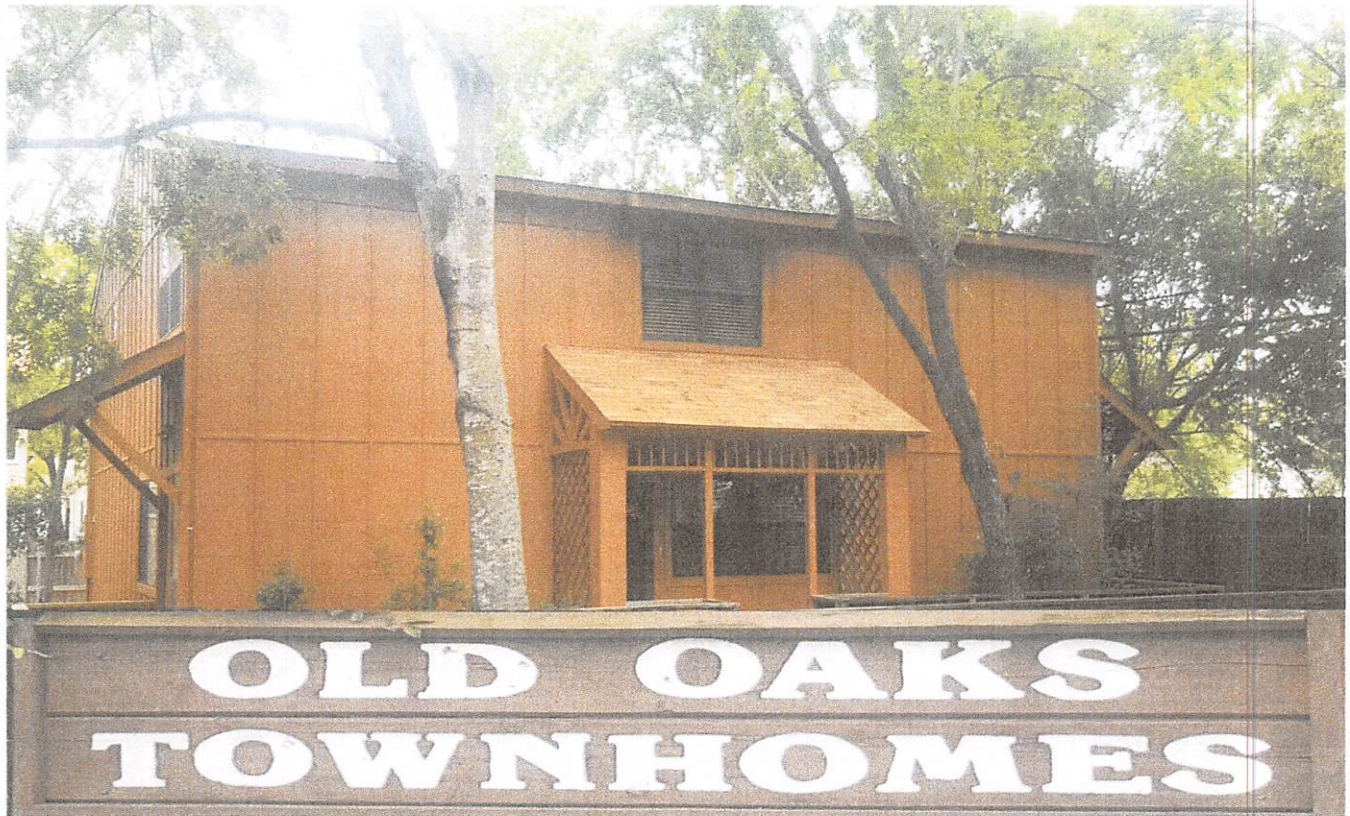


*Old Oaks Townhomes
Homeowners Association, Inc.*



*2023 Annual Meeting
Information Packet*



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

The Old Oaks Condominium Owners Association is holding the **2023 Annual on Saturday, February 4th, 2023, at 10am** at the office of Beal Properties and via Zoom. (3363 University Drive Suite 215)

There are 7 open positions for the Board of Directors. If you are interested in joining the Board for Old Oaks, please complete the attached form and send it to hoa@bealbcs.com before 5:30pm Thursday, February 2nd. If you cannot email it back, you can call Beal and let Toni Myers or Persia Burgess know you would like to join the Board.

The Governing Documents require a quorum of 51% of all Owners to hold the Annual Meeting to conduct any business. It is imperative that we have at least 17 Owners in attendance at the meeting.

To help ensure we meet our quorum this year, the Board is also holding the Annual Meeting via Zoom, sending out Proxies with the Agenda, and will also send Absentee Ballots out Friday, February 3rd for the election of Directors.

If you cannot attend the Meeting in person or via Zoom, please assign your Proxy to someone you trust, who can attend the meeting OR complete and return the absentee ballot that **will be emailed**.

Agenda

1. Roll call
2. Proof of notice of meeting
3. Reading of previous Annual Meeting minutes
 4. Reports of Officers
 5. Reports of Committees
 6. Election of Directors
 7. Unfinished Business
 8. New business
 9. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____

Or (Circle One)

Karen Quattlebaum

Helen Menn

Kathleen Haddick

Matt Solom

As agent for me, and in my name and stead to vote as my Proxy at the 2023 Annual Meeting of the Old Oaks Condominium 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 4th, 2023 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Signature

Unit number(s)

Email

Phone Number

Old Oaks Condominium Owners Association
Annual Meeting
June 4, 2022
10:05 – 10:06 AM

Attended by the following:

The following 8 Unit Owners of Old Oaks attending in person: Unit # 4, 16, 17, 20, 23, 24, 25, 32

Attended via Zoom: #13

No Proxies received.

Beal Representative Toni Myers attended

President called Meeting to order at 10:05 AM

Roll Call by Toni Myers indicated that there was no Quorum based on attendees and proxies.

President adjourned Meeting at 10:06 AM

Old Oaks Owners Association
Informational Meeting
June 4, 2022ebruary
10:06 -11:09 AM

Informational Meeting opened by Toni Myers of Beal Properties.

Review of Written Packet for 2022 Annual Meeting by Toni Myers of Beal Properties

1. 2020 Annual Meeting Notes & Board Meeting Notes from 2020- 2021 included in pages 2-10.
2. 2021 Cash Flow Report included on page 11 of packet and insurance claim of Hail Storm noted.
3. 2021 Expense Distribution Report included included on page 12-13 of packet. This does not include payment for roof replacement, that was paid in 2022.
4. 12/31/21 Ending Reserve Account bank statement included on page page 14 of packet.
5. 2022 Budget included on page 15 of packet.
6. 2021 Liability and Property Insurance Certificate included on pages 16-17 of packet.
7. 2021 Comparative Market Analysis for properties sold in 2021 included on page 18 of packet.
8. January to June 2022 Cash Flow Report included on page 19 of packet.
9. 5/31/22 Reserve Account bank statement included on page 20 of packet.
10. OOCOA Loan terms, history and highlights included on page 21 of packet.
11. 2022 Comparative Market Analysis for a property sold in 2022 included on page 18 of packet.
12. 2022 Liability and Property Insurance Certificate included on page 23.

Concerns & Questions of Attendees

Landscape

- Unit #32 stated grass cutting is only needed twice a month.
- Unit #32 wanted to know if Crape Myrtle trees were going to be installed near front sign.
- Toni Myers replied that it was suggested at a previous Annual Meeting but no plans pursued.
- Unit #20 suggested a Fall community Clean up Date for the Association.
- Unit #32 commented that a hole is developing at the heavy trash area due to garbage crane removing the rubbish and dirt.
- Unit #24 suggested adding sand to heavy trash area.

Boardwalk discussion

- Unit #13 expressed concerns about the boardwalk near unit #13.
- Unit #32 Noted that many pieces of wood similar to boardwalk were in the heavy trash area, and wondered if people were working on boardwalks themselves?
- Unit #20 stated unit #18 had removed their back porch.
- Unit #13 expressed concerns about someone getting hurt due to the Boardwalks.
- Toni Myers of Beal Property Management indicated that she personally has walked the boardwalk and found it sound, but advised owners to contact Beal if there is a specific issue that needs to be addressed.
- Unit #20 suggested switching Boardwalks to TREX in the near future.
- Unit #32 suggested using a metal mesh boardwalk.
- Unit #20 recommended using "Timber-Trex" material for boardwalks.
- Unit #23 also liked using "Timber-Trex" like material for boardwalks.
- Toni indicated the Board is considering replacing Boardwalks with TREX and comparing costs.

Tree Discussion

- Unit # 32 stated there are branches on his roof.
- Unit #20 indicated all trees should have been trimmed prior to roofs being replaced.
- Toni Myers indicated the tree trimmer would be contacted about this issue.

Property Tax & Erosion of Creek Discussion

- Unit #32 indicated the main large creek is eroding and suggested adding materials. The area of erosion is beyond the sewer pipe behind unit #32.
- Unit #25 indicated the large creek near unit #32 abuts the adjoining neighbors property, and does not abut our property. Her opinion was that erosion of the creek that is not on our land can not legally be addressed by us.

Violation Report and vehicle violations discussed

- Toni Myers indicated vehicles need to be in a street worthy condition. She has tagged a vehicle for not being in street worthy condition.
- Unit #24 asked if there were any fines associated with these types of violations?
- Toni Myers of Beal informed members that currently there are no fines, but that can be changed if the Board approves a list of fines and files and records these documents with the County.

Delinquency Report

- Oral review of Delinquency report by Toni Myers indicated one owner is about \$2,000 behind in dues. This owner is continuing to pay regular dues plus an additional small monthly payment.
- Beal indicated it is pursuing a new civil litigation method for dealing with delinquencies and violations. They are still investigating this method of legal representation.

Financial Discussion of Insurance, AP-206, Winter Storm & Budget

- Beal indicated insurance costs are going up due to the cold weather event in February 2021 and the hail storm in 2021. Some insurance carriers are no longer insuring COA's. Beal felt Old Oaks should be prepared for increased costs in the future.
- Unit #20 indicated the Board helped the COA save money by paying for insurance in a lump sum instead of via monthly payments.
- Unit #20 indicated an AP-206, an application for exemption from Texas Franchise Taxes was filed this year.
- Toni Myers of Beal explained the exemption will save money for the association since an accountant will no longer be need to file the Texas State Franchise Tax Return. An accountant continues to file a

Federal Tax return for the association.

- Beal commended the Board's pro-active work on the water pipes in anticipation of the freeze of 2021.
- Unit #25 indicated \$500 was spent on preventative measures but \$10,000 was spent by the association for the removal of the trees weakened by the freeze of 2021.
- Unit #25 recognized Beal Property Management work during the pandemic, the winter freeze and the hail storm.
- Unit #25 requested owners review the Budget and notice the tightness of the budget this year.
- Beal commended the Board for its focus on its fiscal issues.

Old Oaks Condominium Owners Association
Board Meeting Minutes
April 26 @6:30 to 7:30

Call to Order & Roll Call:

Present: Ms. Myers (Beal) & Ms. Persia Burgess (Beal) (Present via Zoom)
Ms. Quattlebaum (President)
Ms. Menn (Vice President) (Present via Zoom)
Ms. Shudell (Secretary),
Mr. Solom (Board Member) (Present via Zoom)

Reviewed and approved previous board meeting notes 11-18-21 with amendment.

Beal Financial Report:

-YTD: Cash Flow

1st quarter cast flow was reviewed. (January 1, 2022 - March 31, 2022)
Ending Cash in the operating account was \$14,895.36 as of March 31, 2022

-YTD Expense Distribution (January 1, 2022- March 31, 2022)

Special note was made of the expense for the new roof necessitated by the hail damage.

Special note was made of the expense for the removal of trees damaged by the freeze of 2021.

-Reserve Account Balance was at \$44,688.98 as of March 31, 2022

-Review Approved terms of loan

Total loan amount= \$227,564 = 182,564 (old loan) +45,000 (new loan)

Terms:150 months.

Rate: 4.625% fixed.

Setup costs of loan were = \$2,151.27

New Monthly payment = 2,004.82 an increase of \$203.66 per month was the net result.

-AP-206 filed by Beal and thus OOCOAs no longer needs to file TX Franchise Tax return. (We will save yearly on accountant expenses because of this.)

Management Report:

Delinquency/Violation report from Beal:

-1 Delinquency in the amount of \$1,983.52 Payments are being made to correct this.

-4 outstanding violations at this time: 3 related to BBQ grills, 1 related to Architectural control.

-Beal strongly recommends the Board draw up a letter in regard to violations and recommend a Spring clean up day. This letter can be composed via email and sent out with the annual letter.

Maintenance Report from Beal:

-Boardwalk issues, particularly in front of 21-23. Board requested a bid for concrete to be installed between 21-23. The board will also consider a bid for the same area in TREX or other composite material. The board wants to reduce long term maintenance costs.

-Bid to remove 6 trees and one tree trimmed was approved. Board asked to be informed when they are coming as another tree near the parking lot needs to be inspected.

-Support Beams above porch roofs need to be inspected to determine their stability. Beal will arrange a meeting with the inspector who discovered this issue and will meet at the property. Board asked to be informed of the date and time of the meeting.

-Observed some unit numbers are missing.

Unfinished Business

-Financial Concerns:

-New Operating Account was approved by the Board. This puts us in compliance with new State Regulations regarding OCOA funds.

-Karen Quattlebaum (President of OCOA) and Helen Menn (Vice President of OCOA) were unanimously approved by all Board members present to be signers of the Reserve Account.

-Terry Thigpin (Owner of Beal Properties BCS), Karen Quattlebaum (President of OCOA) and Helen Menn (Vice President of OCOA) were unanimously voted to be signers on the Operating Account.

-Final Cost for roof replacement in January 2022 by Grandchamp was \$113,500

-Final Insurance cost for the 2022 year: \$17,679.27 We are paying a yearly lump sum and not monthly in order to avoid interest charges. The Board requested an insurance report to review the 5 year history of all insurance claims. (Clue report of Loss report will be presented to board.)

-Cost of Tree Trimming: In total, \$9,540 was paid for tree removal.

-Brazos Valley Tree Removal and Stump Grinding selected to remove 16 trees and trimming before replacing roofs for \$8,660.

-Brazos Valley Tree Removal and Stump Grinding was paid \$880 for removing 2 trees so we could have the fence completed.

Maintenance work

-Hole concern. Perhaps the main pipe between unit #10 and the creek may have a crack or break. We requested a bid from Twin City Plumbing to see if they have a camera robot that can enter the drain and examine the pipe. Beal will contact the Board with a bid before authorizing the work.

-Fence rebuilt between us and Briar Oaks for the cost of removing two trees \$880. All work and material provided by Briar Oaks homeowner.

-Briar Oaks homeowner now has a pipe just behind our fence. Will observe how this affects our drainage. Still seeking knowledge about drainage easement between the two properties.

-Lawn Care bids were examined. Board voted to proceed with SOS Lawn maintenance Service.

New Business

-2022 Budget was approved by unanimous vote. (4 votes) It was noted that the last time dues were raised was in 2017.

-Annual Meeting set for June 4, 2022 @ 10 AM at Beal Properties Office.

-Next Board meeting scheduled for July 19, 2022 @ 6 pm at Beal Properties Office.

Old Oaks Condominium Owners Association, Inc.

Board Meeting Minutes

July 19, 2022, 6:00 pm

Call to Order & Roll Call: Ms. Toni Myers, HOA Director, Beal Properties
Ms. Karen Quattlebaum (President), Ms. Helen Menn (Board Member--Present via Zoom), Mr. Matthew Solom (Board Member--Present via Zoom), Mr. Charles Haddick (Unit owner--Present via Zoom), Ms. Kathleen Shudell (Present via Zoom)

Election of Board of Directors for Vacancies

In the By-Laws, Article IV, Paragraph 5, the process of filling Vacancies on the Board of Directors is explained. The Board, followed this procedure and nominated and elected 4 people to the Board, and extended an offer to two additional individuals to join the Board.

1. Ms. Quattlebaum was nominated to the Board of Directors. She accepted the nomination and was unanimously elected by the Board.
2. Ms. Menn was nominated to the Board of Directors. She accepted the nomination and was unanimously elected by the Board.
3. Ms. Shudell was nominated to the Board of Directors. She accepted the nomination and was unanimously elected by the Board.
4. Mr. Solom was nominated to the Board of Directors. He accepted the nomination and was unanimously elected by the Board.
- 5 & 6. Ms. Bouse and Ms. Greig, though not in attendance, were nominated to the Board of Directors. They were unanimously elected to the Board of Directors by the Board, contingent upon their acceptance of the position.

Election of Officers by the Board of Directors

In the By-Laws, Article V, Paragraph 2, the text states, "The officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board."

Therefore:

Ms. Quattlebaum was nominated for the Office of President. She accepted the nomination and was unanimously elected as the Presidential Officer of the Board.

Ms. Shudell was nominated for the Office of Secretary. She accepted the nomination and was unanimously elected as the Secretarial Officer of the Board.

The Board Recognized Mr. Haddick to speak at the Meeting. He shared the following items:

1. <https://capitol.texas.gov> was identified as an easy way to locate Texas Law.
2. Condominium Laws are not found in the State Constitution.
3. Condominium laws are found under statutes, Property Code, Chapters 81 and 82.
4. Chapter 81 is cited as the "CONDOMINIUM ACT" and this chapter applies only to a condominium regime created before January 1, 1994.
5. Chapter 82 is cited as the "Uniform Condominium Act" of 1994; it applies in full to all condominium regimes created on or after January 1, 1994; however, selected portions of this Act apply to condominium regimes created before 1994.
6. Chapter 81 indicates our By-Laws control the administration of our condominium.
7. Our By-Laws direct that a quorum is required for an Annual Meeting and a quorum is defined as 51% of Condominium Unit owners. Chapter 81 agrees with this.
8. Mr. Haddick prepared, and displayed via Zoom, an example of a proxy form/proxy ballot that he believes could serve as a pattern to be used for future Annual and Special Meetings of the entire Association. The effect of the Board using this pattern would hopefully be not only to

more reliably establish a quorum for a Meeting, but also to allow Association members to vote on electing Directors to the Board and, possibly, other issues as well.

9. Mr. Haddick indicated the Condominium Act and the Uniform Condominium Act allow for electronic meetings of the Board.

10. Mr. Haddick asked Beal to look into an electronic, computer-web-site-based, proxy return and voting system.

Ms. Myers replied that Beal has a system for allowing electronic proxy returns for other COA's & HOA's that they manage. Ms. Myers indicated that Beal also can provide self-addressed, stamped envelopes to encourage proxies to be returned. She stated when Boards make it easier for owners to respond in their preferred method, more owners will be willing to reply and thus establish a quorum.

"Rules and Regulations" and "Fine and Fee Schedule" reviewed by Ms. Myers

The "Fine and Fee Schedule" is enforced and is enforceable as it is.

Ms. Myers suggested a section titled "Vehicle Violation" be added to the "Fines and Fee Schedule."

The Board approved adding a "Vehicle Violation" section be added to the "Fines and Fee Schedule."

The Board voted and unanimously approved amending the Rules and Regulations – Parking Policy – to remove item #14, regarding Parking stickers, as parking stickers are no longer being issued.

Ms. Myers stated that she will have an recommended adjusted "Rules and Regulations" document and "Fine and Fee Schedule" available at the next Board meeting for the Board to approve.

Ms. Myers recommended that we file these documents with Brazos County after approving the changes at the next meeting.

"Monthly Maintenance Fee" as found in the "Rules and Regulations" was reviewed by Ms. Myers

Ms. Myers explained that delinquent payments are subject to a late charge of \$35.00 and 10% interest is due on the past-due amount. This amount agrees with our Declaration.

Board Meeting Minutes reviewed from 4-26-22

The Board voted unanimously to Approve the Minutes from April 26, 2022

Financial Report reviewed by Ms. Myers

-2nd quarter Cash Flow Report states that the Income was \$20,075.00 and our Total Expenses were \$15,961.15 leaving us with a positive cash flow of \$4,113.85

As of June 30, 2022 the operating cash on hand was \$7,048.85

As of June 30, 2022 the Reserve Account had \$46,561.12

-2nd Quarter Expense Distribution document in our meeting packet, was from the wrong year and is available online in shared documents.

Delinquency Report reviewed by Ms. Myers.

There were 3 delinquencies, Unit #18 had a minimal delinquency of \$7.33 and Unit #22 had a \$35 late fee. No principal was past due. Ms. Shudell made a motion to cancel the late fee of Unit #22, and this was 2nd by Ms. Quattlebaum, with no objections. Unit # 21 had a delinquency of \$2,473.52

Options for addressing the large delinquency were were discussed. Beal will advise the Board in the future, of their experience with civil litigation on a similar issue for another COA.

Violation Report by Beal, stated there are no current violations. Inspections scheduled for next week.

Work Order – none outstanding at this time

Architectural Change Requested by owner of Unit #24 includes the following items:

-Request to remove seat/shelf in front of window was voted upon and unanimously approved.

-Request to add grab bars was denied by unanimous vote, at this time, because more information was

needed as to the particulars being requested in order to make a decision. (Location of installation, composition of grab bars, duration, etc...)

-Request to extend the step between the porch and Boardwalk. The concern of the unit owner was to hold down dirt from the garden area. Extending the step would reduce the garden planting area designated for the Unit in the planter map for the complex. This would also result in extra cost to the association, thus the request was denied by majority vote.

Maintenance Request from Unit #24

-The wood step and decking under the porch overhang was viewed as a safety concern by the Unit owner. The safety concern was; an excessive gap between the boards; a warping of the boards creating an uneven surface; and an uneven step. Based on the safety concerns of the owner, the Board voted unanimously to replace the wood 1st step, and wood under the porch overhang with new wood.

-Unit #24 requested that the trellis/lattice be replaced on the front porch as some of the wood pieces had broken off. The Board voted to approve replacing the lattice with a plastic lattice/trellis, as has been used on the back deck of Unit #26. Using the new plastic lattice would be more durable and result in longer use with less maintenance.

-The wood decorative banisters on the front porch of Unit #24 were requested to be replaced due to age-induced cracking and warping. The Board unanimously approved replacing these items and having them re-stained to match the current color.

-Unit #24 supplied bids from contractors she proposed using for this work. Since these bids contained other work to be done that was not approved or requested of the Board, the Board voted to approve reimbursing the owner of #24 up to \$1,000. with proof of payment for completion of project.

Architectural Change Request Form discussed

After the extensive discussions regarding the changes requested by the owner of #24 for an architectural change, it was proposed that an Architectural Control worksheet be developed. This would make requests easier to handle in the future and if it clearly identified the information needed by the Board from the petitioner.

Request for letter to utility provider

Unit #32's owner requested a letter be submitted to Frontier Communications from the Board showing approval of installing a box onto the side of the building. The Board voted unanimously to approve Beal writing, on behalf of the Board, a letter to Frontier Communications approving the attachment of a box to the building, with the provision that the box be anchored to a stud.

Tree Trimming Needs

-James of Grandchamp Roofing had walked through the complex and informed Beal and a member of the Board, that two trees needed to be trimmed. A tree limb was pushing on the roof of Unit #21, and could potentially lift part of the new roof, if allowed to continue growing. A second tree limb was growing horizontally above the boardwalk at Unit #15. James had experience with tree limbs growing horizontally developing rot at the point of attachment. He advised removing this limb as well for safety reasons. Beal obtained a bid from Brazos Valley Stump and Tree Trimming for \$525 + tax. Toni, reviewed the bid and felt it was a little high, and would contact the proprietor and confirm the bid and report back what is discovered.

2022 Budget Reviewed & preparing the 2023 Budget

-Beal is reviewing insurance providers and costs for next year.

-Inflation has gone up. Beal advised the Board the budget may go up 10-15% due to inflation.

Old Oaks Condominium Owners Association, Inc.

Board Meeting Minutes

October 18, 2022 @ 6:08 pm

Call to Order & Roll Call: Ms. Toni Myers, HOA Director, Beal Properties (present in person)
President -Ms. Quattlebaum (Present in person),
Board Member - Ms. Menn (Present via Zoom),
Board Member - Mr. Solom (Present via Zoom),
Secretary - Ms. Shudell (Present via Zoom)

Quorum: 4/5 of Board members present

Active Board Members: At the previous board meeting "Election of Board of Directors for Vacancies" Ms. Bouse was elected contingent upon her acceptance of the position, but she declined the position. There are currently 5 Board members. Ms. Grieg still needs to confirm her acceptance of the position.

Financial Report:

- Cash Flow Report from 7-1 to 9-30 states we had a net operating income of \$5,124.48
- Expense Distribution from the same time period had "ordinary expenses."
- Reserve Statement states we have \$48,650.57

Management Report:

- Delinquency Report: \$3,455.85 in delinquent dues. One owner is \$2,558.52 in arrears. Four others are delinquent less than 30 days.
- Violations: Reported Unit #18 has a grill to near the building. Owner/Tenant being notified.
- Architectural Change: None at this time
- Work Orders – None at this time

Year to Date 2022 Budget Review:

- Expenses for the year were reviewed as we continue to try and keep expenses down.
- Will share a 2023 budget at the next annual meeting.

Old Business

Next Board Meeting & 2023 Annual Meeting

- The next Board Meeting will be at January 17, 2023 @ 6 pm
 - The next Annual meeting scheduled for January 28, 2023 Saturday @ 10AM.
- A quorum, 51% or more of Condominium Unit owners, is required for an Annual Meeting.
A quorum can be achieved via attendance in person or via a proxy form.
Beal will send out proxy forms prior to the meeting.
Beal has a system that allows for electronic proxy returns.
These electronic proxies may be used to establish a quorum and vote on Board Members.

Insurance Discussion

- Investigating new insurance agencies/carriers to bid on our insurance needs in 2023.

Maintenance

Boardwalk Renovation Plan

The Board has been working on a renovation plan for the front decks and boardwalks. A draft is being drawn up with the intent of presenting it at the Annual Meeting. It is hoped that this plan will offer a long term improvement to the Association and lead to reduced maintenance costs.

Repairs to the Boardwalk near units 1-13 and 18-19 and the main ramp.

The Board met with the owner of unit #11 and her fiancé. Unit #11 graciously offered to repair the entrance walkway ramp, and the boardwalk adjacent to unit 1-13, and 18-19. This repair will include replacing some boards, sealing boards and painting them to prevent uneven weathering. This work will be done to improve the safety of the Boardwalks and improve their attractiveness. This work will be done free of charge. A waiver of liability was drawn up and was acceptable to the owner and the Board. It is expected to be signed soon. After it is signed, work will begin shortly.

Repairs to porch steps and Boardwalks near 21-22

- The Board requested Beal investigate getting a repair of the Boardwalk between units #21 and #22.
- The Board requested Beal investigate getting a step installed at unit #18.
- The Board requested Beal investigate getting the first step repaired at unit #27.

Tree Trimming & Removal

-Brazos Valley Stump has recently worked on trimming the tree at #20, removed tree at unit #31, and trimmed tree at #11.

Parking

The Board previously approved the creation of a "Vehicle Violation" section to our "Rules and Regulations" and to our "Fine and Fee schedule." Ms. Myers will prepare a draft for the Board to vote on at her earliest convenience. If approved, we intend to file these documents with Brazos County.

New Business

Federal Taxes

- Beal has informed us that they are willing to fill out the Annual Federal Tax forms that are due. They would require that the Board review the returns and approve them before they would submit them, but this could save the COA the cost of CPA every year. The Board approved proceeding with this plan.
- 501-c-4 status is something Beal will be applying for some of their HOA's and COA's. This may allow COA's to avoid paying sales taxes on certain items. They will keep us informed of their progress.

Plumbing Cost

Twin City Plumbing has been called three times for a main line water break between unit #14 and unit #15 in the past 7 years. We have been told it has been fixed, but we need to keep this in mind as we go forward.

Landscape

Tree Stump growth is developing at trees that have been cut down. We have asked for a bid to cut back the new growth on the stumps, and to apply a chemical retardant to the tree stumps, to stop this growth.

Cash Flow

Beal Properties

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Date Range: 01/01/2022 to 12/31/2022 (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				
Late Fees\NSF Rent	225.00	0.28	225.00	0.28
Homeowners Association Dues	81,357.33	99.72	81,357.33	99.72
Total Operating Income	81,582.33	100.00	81,582.33	100.00
Expense				
Bank Fees/Office Expenses	1,136.64	1.39	1,136.64	1.39
Emergency Water Extraction	866.00	1.06	866.00	1.06
General Maintenance	2,527.23	3.10	2,527.23	3.10
Insurance	17,679.27	21.67	17,679.27	21.67
Transfer to Reserves	8,256.00	10.12	8,256.00	10.12
Legal Fees	750.00	0.92	750.00	0.92
Lawn/Property Maintenance	9,016.33	11.05	9,016.33	11.05
Special Projects	76,160.00	93.35	76,160.00	93.35
Management Fee	5,400.00	6.62	5,400.00	6.62
Misc. Property Expense	91.47	0.11	91.47	0.11
Mortgage/Note Payment	24,336.39	29.83	24,336.39	29.83
Pest Control	1,428.96	1.75	1,428.96	1.75
Plumbing Expense	2,560.00	3.14	2,560.00	3.14
Porter Service	50.00	0.06	50.00	0.06
Professional Fees	485.00	0.59	485.00	0.59
Tax Expense	2.35	0.00	2.35	0.00
Utilities	14,214.82	17.42	14,214.82	17.42
Total Operating Expense	164,960.46	202.20	164,960.46	202.20
NOI - Net Operating Income	-83,378.13	-102.20	-83,378.13	-102.20
Total Income	81,582.33	100.00	81,582.33	100.00
Total Expense	164,960.46	202.20	164,960.46	202.20
Net Income	-83,378.13	-102.20	-83,378.13	-102.20
Other Items				
Prepayments	1,460.00		1,460.00	
Net Other Items	1,460.00		1,460.00	
Cash Flow	-81,918.13		-81,918.13	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	93,902.51		93,902.51	
Beginning Cash + Cash Flow	11,984.38		11,984.38	
Actual Ending Cash	8,751.33		8,751.33	

Expense Distribution

Exported On: 02/04/2023 09:20 AM

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2022 to 12/31/2022 (Last Year)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	03/14/2022	01	Mary & David Bock	430.00	125103	03/14/2022	Mary & David Bock, Old Oaks Condos - 01: Move Out Refund
	03/31/2022		Old Oaks	3,448.05	system	03/31/2022	
	06/03/2022	04	Krisdon Riley	430.00	126621	06/03/2022	Krisdon Riley, Old Oaks Condos - 04: Move Out Refund
				4,308.05			
4600 - Homeowners Association Dues							
	05/02/2022	02	Karla Robinson	215.00	126564	05/03/2022	Karla Robinson, Old Oaks Condos - 02: Move Out Refund
6045 - Bank Fees/Office Expenses							
00001	01/04/2022		Prosperity Bank	1,136.64	124959	01/04/2022	origination fee - refinancing the loan
6391 - Emergency Water Extraction							
21020	04/12/2022		The Steamery, Inc	866.00	126535	04/12/2022	#13 - emergency water extraction
6455 - General Maintenance							
13059	04/07/2022		T. Fry Make Ready	716.96	126517	04/07/2022	#13- Replaced insulation & sheetrock laundry room wall & ceiling
11173	05/06/2022	14	The Clean Up Crew	113.00	126583	05/06/2022	replaced 3 rotten 2x6x4 deck boards
11075	05/06/2022	13	The Clean Up Crew	298.00	126583	05/06/2022	#13 - repaired front porch roof, set new wood in wall and exterior frame.
13788	05/06/2022	26	T. Fry Make Ready	50.00	126582	05/06/2022	#26 - repaired loose boards on deck
13884	07/07/2022		T. Fry Make Ready	174.79	126708	07/07/2022	Repaired 8 boards & replaced 2 boards & 1 4x4 post
13860	07/07/2022		T. Fry Make Ready	99.48	126708	07/07/2022	Secured 3 boards and replaced 1 board on wooden walkway.
11419	09/09/2022		The Clean Up Crew	75.00	126829	09/12/2022	reset parking lot blocks
	10/04/2022		Kimberly Savage	1,000.00	126856	10/04/2022	Reimbursement of Front Deck - 3923 Old Oaks #24
				2,527.23			
6470 - Insurance							
STC0001620-01	01/25/2022		Service Insurance Group	6,288.00	125003	01/25/2022	
102954	01/25/2022		Safepoint Insurance	11,041.00	125004	01/25/2022	Total Yearly Insurance Premium
STC0001620-01	02/08/2022		Service Insurance Group	350.27	125051	02/08/2022	Insurance Premium
21519117	12/21/2022		Old Oaks	18,797.82	127003	01/10/2023	2023 Insurance Premium
				36,477.09			
6471 - Transfer to Reserves							
	01/01/2022		Old Oaks	688.00	124951	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		Old Oaks	688.00	125019	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		Old Oaks	688.00	125071	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022		Old Oaks	688.00	126508	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022		Old Oaks	688.00	126558	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022		Old Oaks	688.00	126625	06/03/2022	June 2022 - Transfer to Reserves
	07/01/2022		Old Oaks	688.00	126696	07/01/2022	July 2022 - Transfer to Reserves
	08/01/2022		Old Oaks	688.00	126749	08/03/2022	August 2022 - Transfer to Reserves
	09/01/2022		Old Oaks	688.00	126799	09/01/2022	September 2022 - Transfer to Reserves
	10/01/2022		Old Oaks	688.00	126844	10/03/2022	October 2022 - Transfer to Reserves
	11/01/2022		Old Oaks	688.00	126903	11/01/2022	November 2022 - Transfer to Reserves
	12/01/2022		Old Oaks	688.00	126955	12/01/2022	December 2022 - Transfer to Reserves
				8,256.00			
6473 - Legal Fees							
38551	01/04/2022		West, Webb, Allbritton & Gentry, PC	750.00	124961	01/04/2022	Preparation of Loan Documents
6475 - Lawn/Property Maintenance							
4127	04/07/2022		Lopez Boyz	160.00	126516	04/07/2022	Clean drainage pipe so rain water would drain.
23972	08/09/2022		S.O.S. Lawn Service	541.25	126652	06/10/2022	Monthly Lawn Maintenance
24018	07/12/2022		S.O.S. Lawn Service	541.25	126717	07/12/2022	Monthly Lawn Maintenance
24147	08/12/2022		S.O.S. Lawn Service	541.25	126775	08/12/2022	Monthly Lawn Maintenance
4525	09/06/2022	03	Lopez Boyz	160.00	126810	09/07/2022	#3 - Remove large branches
22-664	10/11/2022		Brazos Valley Stump Grinding and Tree	1,326.06	126867	10/11/2022	Unit 29-32 trimming of limbs off roof and sides
22-327	10/11/2022		Brazos Valley Stump Grinding and Tree	2,814.50	126867	10/11/2022	trimming and lawn care
24382	10/11/2022		S.O.S. Lawn Service	541.25	126871	10/11/2022	Lawn care
465615509	10/11/2022		Brazos Valley Stump Grinding and Tree	1,948.50	126867	10/11/2022	Trimming and removal
24507	11/11/2022		S.O.S. Lawn Service	541.25	126933	11/11/2022	Lawn Care
24616	12/05/2022		S.O.S. Lawn Service	270.83	126977	12/07/2022	Monthly Lawn Maintenance
				9,385.94			
6531 - Special Projects							
77802	01/18/2022		Brazos Valley Stump Grinding and Tree	8,660.00	124992	01/19/2022	Remove several trees from complex
00003	01/31/2022		Grandchamp Roofing	68,500.00	125011	01/31/2022	Final Payment for Roof Replacement
				77,160.00			
6540 - Management Fee							

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	01/12/2022	Beal Properties	450.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022	Beal Properties	450.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022	Beal Properties	450.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022	Beal Properties	450.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022	Beal Properties	450.00	126585	05/09/2022	Management Fee for 05/2022
	06/06/2022	Beal Properties	450.00	126636	06/06/2022	Management Fee for 06/2022
	07/11/2022	Beal Properties	450.00	126711	07/11/2022	Management Fee for 07/2022
	08/08/2022	Beal Properties	450.00	126763	08/08/2022	Management Fee for 08/2022
	09/01/2022	Beal Properties	450.00	126809	09/07/2022	Management Fee for 09/2022
	10/03/2022	Beal Properties	450.00	126852	10/03/2022	Management Fee for 10/2022
	11/01/2022	Beal Properties	450.00	126920	11/08/2022	Management Fee for 11/2022
	12/05/2022	Beal Properties	450.00	126959	12/05/2022	Management Fee for 12/2022
			5,400.00			
6545 - Misc. Property Expense						
43114707	05/12/2022	Great American Business Products	91.47	125688	5/12/2022	Dog poop station bags
6560 - Mortgage/Note Payment						
00002	01/04/2022	Prosperity Bank	264.63	124962	01/05/2022	Interest payment for refinancing loan
0001073608	01/24/2022	Prosperity Bank.	2,005.98	125002	01/24/2022	Renovation and refinanced loan
	02/01/2022	Prosperity Bank.	2,005.98	125026	02/03/2022	February 2022 - Siding Renovation Loan
	03/01/2022	Prosperity Bank.	2,005.98	125078	03/02/2022	March 2022 - Siding Renovation Loan
	04/01/2022	Prosperity Bank.	2,005.98	126505	04/04/2022	April 2022 - Siding Renovation Loan
	05/01/2022	Prosperity Bank.	2,005.98	126554	05/02/2022	May 2022 - Siding Renovation Loan
	06/01/2022	Prosperity Bank.	2,005.98	126627	06/03/2022	June 2022 - Siding Renovation Loan
	07/01/2022	Prosperity Bank.	2,005.98	126698	07/01/2022	July 2022 - Siding Renovation Loan
	08/01/2022	Prosperity Bank.	2,005.98	126756	08/03/2022	August 2022 - Siding Renovation Loan
	09/01/2022	Prosperity Bank.	2,005.98	126806	09/01/2022	September 2022 - Siding Renovation Loan
	10/01/2022	Prosperity Bank.	2,005.98	126847	10/03/2022	October 2022 - Siding Renovation Loan
	11/01/2022	Prosperity Bank.	2,005.98	126899	11/01/2022	November 2022 - Siding Renovation Loan
	12/01/2022	Prosperity Bank.	2,005.98	126951	12/01/2022	December 2022 - Siding Renovation Loan
			24,336.39			
6695 - Pest Control						
24657	01/07/2022	Joe Loudat DBA/	119.08	124964	01/07/2022	Monthly Pest Control
24816	02/07/2022	Joe Loudat DBA/	119.08	125041	02/08/2022	Monthly Pest Control
24953	03/07/2022	Joe Loudat DBA/	119.08	125090	03/07/2022	Monthly Pest Control
25090	04/12/2022	Joe Loudat DBA/	119.08	126528	04/12/2022	Monthly Pest Control
25233	05/05/2022	Joe Loudat DBA/	119.08	126569	05/05/2022	Monthly Pest Control
25378	06/09/2022	Joe Loudat DBA/	119.08	126649	06/10/2022	Monthly Pest Control
25527	07/07/2022	Joe Loudat DBA/	119.08	126706	07/07/2022	Monthly Pest Control
25688	08/12/2022	Joe Loudat DBA/	119.08	126772	08/12/2022	Monthly Pest Control
25861	09/09/2022	Joe Loudat DBA/	119.08	126824	09/12/2022	Monthly Pest Control
26032	10/11/2022	Joe Loudat DBA/	119.08	126868	10/11/2022	Monthly Exterior Service
26199	11/11/2022	Joe Loudat DBA/	119.08	126930	11/11/2022	Monthly Exterior Service
26342	12/05/2022	Joe Loudat DBA/	119.08	126963	12/07/2022	Monthly Pest Control
			1,428.96			
6700 - Plumbing Expense						
4333	02/07/2022	Twin City Plumbing LLC	160.00	125048	02/08/2022	#13 - Replaced 1/2" water line in attic do to water leak caused by a nail.
4370	06/22/2022	Twin City Plumbing LLC	120.00	126687	06/27/2022	turn water on 09 & 10
4914	10/11/2022	Twin City Plumbing LLC	1,450.00	126872	10/11/2022	Repaired two inch main waterline
5057	12/06/2022	Twin City Plumbing LLC	950.00	126978	12/07/2022	Repair 1 1/2" main water line, turned off water for 4 hours.
			2,680.00			
6701 - Porter Service						
2358	02/07/2022	Robert Walker	50.00	125030	02/07/2022	Bulk pick up- posted doors
6705 - Professional Fees						
216723	11/11/2022	Thompson, Derrig and Craig, P.C.	485.00	126935	11/11/2022	Tax preparations
6755 - Tax Expense						
94445 - 423770	01/25/2022	Kristeen Roe, Tax A/C	2.35	125013	01/31/2022	2022 Property Taxes
6810 - Utilities						
2325148	01/27/2022	Bryan Texas Utilities	1,038.75	125008	01/27/2022	utilities - water
2062501	01/27/2022	Bryan Texas Utilities	27.29	125008	01/27/2022	utilities - electrical
2325148	02/28/2022	Bryan Texas Utilities	1,007.63	125066	02/28/2022	utilities - water
2062501	02/28/2022	Bryan Texas Utilities	28.15	125066	02/28/2022	utilities - electrical
2325148	03/07/2022	Bryan Texas Utilities	1,017.63	125084	03/07/2022	utilities - water
2062501	03/07/2022	Bryan Texas Utilities	27.55	125084	03/07/2022	utilities - electrical
2062501	04/12/2022	Bryan Texas Utilities	26.12	126522	04/12/2022	utilities - electrical
2325148	04/12/2022	Bryan Texas Utilities	1,022.06	126522	04/12/2022	utilities - water
2325148	05/05/2022	Bryan Texas Utilities	1,058.52	126565	05/05/2022	utilities - water
2062501	05/05/2022	Bryan Texas Utilities	25.07	126565	05/05/2022	utilities - electrical
2325148	06/09/2022	Bryan Texas Utilities	1,059.14	126644	06/10/2022	utilities - water
2062501	06/09/2022	Bryan Texas Utilities	24.38	126644	06/10/2022	utilities - electrical
2062501	07/01/2022	Bryan Texas Utilities	24.29	126689	07/01/2022	utilities - electrical
2325148	07/01/2022	Bryan Texas Utilities	1,112.91	126689	07/01/2022	utilities - water
2062501	07/31/2022	Bryan Texas Utilities	24.49	126737	07/31/2022	Utilities - Electric
2325148	07/31/2022	Bryan Texas Utilities	1,102.40	126737	07/31/2022	Utilities - Water
2062501	09/09/2022	Bryan Texas Utilities	25.18	126821	09/12/2022	utilities - electrical
2325148	09/09/2022	Bryan Texas Utilities	1,175.30	126821	09/12/2022	utilities - water
2062501	10/04/2022	Bryan Texas Utilities	26.01	126861	10/10/2022	Utilities- electric

2325148	10/04/2022	Bryan Texas Utilities	1,347.72	126861	10/10/2022	Utilities- electric
2325148	10/31/2022	Bryan Texas Utilities	1,056.64	126909	11/01/2022	Utilities - Water
2062501	10/31/2022	Bryan Texas Utilities	26.31	126909	11/01/2022	Utilities - Electric
2062501	12/05/2022	Bryan Texas Utilities	27.36	126971	12/07/2022	utilities - electrical
2325148	12/05/2022	Bryan Texas Utilities	1,903.92	126971	12/07/2022	utilities - water
			14,214.82			
Total			189,770.94			



Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2022

804 1 AV 0.455

Account No

****7848

OLD OAKS CONDOMINIUM OWNERS ASSOC INC

RESERVE ACCOUNT

3363 UNIVERSITY DR E STE 215

BRYAN TX 77802-3470

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STATEMENT SUMMARY

TX Business Premier Money Market Account No ****7848

12/01/2022	Beginning Balance		\$50,100.18
	+ Deposits/Other Credits		\$742.52
	- Checks/Other Debits		\$0.00
12/31/2022	Ending Balance	31 Days in Statement Period	\$50,842.70
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/05/2022	Deposit	\$688.00
12/31/2022	Accr Earning Pymt Added to Account	\$54.52

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

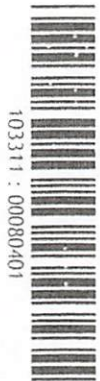
Date	Balance	Date	Balance	Date	Balance
12-01	\$50,100.18	12-05	\$50,788.18	12-31	\$50,842.70

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$54.52	Annual Percentage Yield Earned	1.27 %
Interest Paid YTD	\$167.13	Days in Earnings Period	31

9001



103311 : 00080401



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

February 4, 2023

OLD OAKS MANAGEMENT REPORT

Delinquency Status: At the end of December, the total outstanding dues owed to the HOA were \$2,763.52. Only one account makes up the total balance. Beal will continue to make every effort to collect the past due amount from the homeowner.

Violation Report: There are currently a few ongoing violations that the Board is aware of and Beal is working to get corrected.

Maintenance Report: As of today, there are currently no outstanding work orders. However, Beal would like to ask the board for any suggestions on future projects for the complex other than the wooden walkways they are currently working on.

CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 02/04/23 at 9:19 am

Property Type is 'Residential' Status is one of 'Contingency Contract', 'Exclusive Agency' Status is 'Active' Status Contractual Search Date is 02/03/2023 to 02/09/2022 Status is 'Sold' Status Contractual Search Date is 02/03/2023 to 02/09/2022 Subdivision Code is 'Old Oaks Condos'

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
22006462	3923 Old Oaks Drive #18	18	2	1/-		NONE	Old Oaks Condos	1978	1,165		\$85.41	\$99,500	\$105,000	\$90.13	06/17/2022	105.53	28
22004860	3923 Old Oaks Drive #4	4	2	1/-		NONE	Old Oaks Condos	1978	1,084		\$96.86	\$105,000	\$110,000	\$101.48	05/24/2022	104.76	46
# LISTINGS:		2	Medians:					1978	1,125		\$91.14	\$102,250	\$107,500	\$95.81		105.14	37
			Minimums:					1978	1,084		\$85.41	\$99,500	\$105,000	\$90.13		104.76	28
			Maximums:					1978	1,165		\$96.86	\$105,000	\$110,000	\$101.48		105.53	46
			Averages:					1978	1,125		\$91.14	\$102,250	\$107,500	\$95.81		105.14	37

Quick Statistics (2 Listings Total)

	Min	Max	Average	Median
List Price	\$99,500	\$105,000	\$102,250	\$102,250
Sold Price	\$105,000	\$110,000	\$107,500	\$107,500

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

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