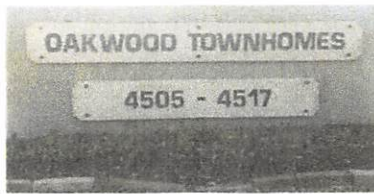


*Oakwood Townhomes
Homeowners Association, Inc.*



*2023 Annual Meeting
Information Packet*



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

Oakwood Townhome Condos Owners Association requests your attendance at the 2023 Annual Meeting to be held at Beal Properties Office and via Zoom on Tuesday, February 7th, @ 6pm.

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-February 7th. You can mail the completed proxy (below) to Beal Properties Inc Attention: Toni Myers or email to hoa@bealbcs.com

Agenda

1. Roll Call
2. Proof of meeting announcement & introduction of HOA Board and Homeowners
3. Financial report (2022)
 - a. 2022 Financial report review
 - b. Delinquent Dues, 2022 Sales Report
 - c. 2023 Budget
4. Election or reinstatement of Officers and Board
5. New Business
6. Old Business

7. Adjournment

2023 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____
Or: (circle one)

Randal Lunsford Victor Castillo Max Murtaugh Jim Jamison Don Benedict

As agent for me, and in my name and stead to vote as my Proxy at the 2023 annual meeting of the Oakwood Townhome Condos Owners Association, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the February 7th, Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

OAKWOOD TOWNHOMES 2022 ANNUAL MEETING

MEETING MINUTES

MARCH 24, 2022

1. **Roll Call.** (A Quorum was not met.)
2. **Proof of meeting announcement was produced.** Nine owners were in attendance and three proxies were gathered. Owners in attendance were: Stephanie Garner, Bert & Joyce Newsome, Aubrey & Will Agnor, Valerie Peck, Don Benedict, Max Murtaugh, and Eva Goodman.
3. **The Annual Meeting Packet was presented by Toni Myers.**
4. **Financial Reports.** (Toni Myers, Beal Properties)
2021 & 2022 Cash Flow and 2021 & 2022 Expense Distribution were reviewed.
5. **Management Report.** (Toni Myers, Beal Properties)
Delinquent Dues, Violation Report, and Maintenance Report were reviewed.
6. **2022 Proposed Budget was reviewed.** The board has previously reviewed and approved the 2022 Budget.
7. **Toni Myers (Beal Properties) reviewed the sales from 2022 and presented the current MLS numbers.**
8. **Proof of Insurance was reviewed.** (Toni Myers)
9. **Toni opened the discussion for any questions or concerns the homeowners has for the board.**
The Stucco and the cracks, Reporting Maintenance Issues, Financial Reports, Updating the photo of the complex sign and Management Certificate for the website, access to the meeting packet, 2022 Budget, Rules on AirBnb's and Short-Term Rentals, and the Outgoing Mailbox.
10. **Toni Myers presented information on Re-Election/Ballots.**
11. **There was no "Old Business".**
12. **New Business:**
The Stucco and The Cracks.
Outgoing Mailbox.
13. **Meeting was Adjourned.**

Cash Flow

Beal Properties

Properties: Oakwood Townhomes - 4505-4517 Carter Creek 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				
Interest Income	101.13	0.06	101.13	0.06
Late Fees\NSF Rent	1,025.00	0.64	1,025.00	0.64
Homeowners Association Dues	159,197.63	98.98	159,197.63	98.98
Certified Letter Charge	7.82	0.00	7.82	0.00
Miscellaneous Income	507.00	0.32	507.00	0.32
Total Operating Income	160,838.58	100.00	160,838.58	100.00
Expense				
HOA Dues - Refund of Overpayment	408.00	0.25	408.00	0.25
Electrical Repairs	836.49	0.52	836.49	0.52
General Maintenance	5,473.44	3.40	5,473.44	3.40
Insurance	33,273.02	20.69	33,273.02	20.69
Transfer to Reserves	12,000.00	7.46	12,000.00	7.46
Legal Fees	406.25	0.25	406.25	0.25
Lawn/Property Maintenance	8,485.28	5.28	8,485.28	5.28
Management Fee	7,100.00	4.41	7,100.00	4.41
Misc. Property Expense	91.47	0.06	91.47	0.06
Mortgage/Note Payment	43,701.84	27.17	43,701.84	27.17
Pest Control	1,483.04	0.92	1,483.04	0.92
Plumbing Expense	1,697.00	1.06	1,697.00	1.06
Porter Service	3,755.00	2.33	3,755.00	2.33
Professional Fees	245.00	0.15	245.00	0.15
Processing Fee	100.00	0.06	100.00	0.06
Sign Expense	64.93	0.04	64.93	0.04
Tax Expense	-9.07	-0.01	-9.07	-0.01
Utilities	17,931.70	11.15	17,931.70	11.15
Utilities - electric	502.71	0.31	502.71	0.31
Utilities - Sewer/Drainage	466.74	0.29	466.74	0.29
Utilities - Water	11,673.37	7.26	11,673.37	7.26
Total Operating Expense	149,686.21	93.07	149,686.21	93.07
NOI - Net Operating Income	11,152.37	6.93	11,152.37	6.93
Total Income	160,838.58	100.00	160,838.58	100.00
Total Expense	149,686.21	93.07	149,686.21	93.07
Net Income	11,152.37	6.93	11,152.37	6.93

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Other Items				
Prepayments	3,005.00		3,005.00	
Net Other Items	<u>3,005.00</u>		<u>3,005.00</u>	
Cash Flow	<u>14,157.37</u>		<u>14,157.37</u>	
Beginning Cash	6,471.08		6,471.08	
Beginning Cash + Cash Flow	20,628.45		20,628.45	
Actual Ending Cash	18,588.45		18,588.45	

Expense Distribution

Exported On: 02/07/2023 10:12 AM

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

Payees: All

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

Reference	Unit	Payee	Amount	Check #	Check Date	Description
6101 - HOA Dues - Refund of Overpayment						
0000	4517#07	Kevin Gustavus	204.00	810	02/15/2022	Refund of overpayment - January 2022 dues
	4505#08*	Randal Lunsford	408.00	815	03/04/2022	Refund of overpayment - January 2022 dues
			612.00			
6390 - Electrical Repairs						
12660	4517#03	Constant Current Electric	263.05	805	02/08/2022	Lights near mailbox were out. replaced with 3 LED lights
30016		McCaffety Electric CO. INC.	128.72	843	05/18/2022	Wall pack not operating, photo cell not working. Repaired photo cell.
30080	4513#03	McCaffety Electric CO. INC.	243.56	863	07/12/2022	4513 #03 -Replaced outside light fixture
30092		McCaffety Electric CO. INC.	201.16	874	08/12/2022	Security Light is out, replaced bulb and checked photocell. working
			836.49			
6455 - General Maintenance						
13517	4509#08	T. Fry Make Ready	372.42	124966	01/07/2022	Removed rotten trim boards, replace with hard plank material and painted.
13547	4511#01	T. Fry Make Ready	92.99	803	02/07/2022	Repaired fence around 4511 #01 --
13525	4511#01	T. Fry Make Ready	139.53	803	02/07/2022	4511 #01 - Replaced rotten trim boards with 1x6x12, painted
13533	4507#02	T. Fry Make Ready	227.83	803	02/07/2022	Replaced rotten boards on deck 4507#2
10929	4509#05	The Clean Up Crew	76.50	808	02/08/2022	4509 #05 - Caulked around unit windows to stop rain from coming inside.
13594	4505#02	T. Fry Make Ready	182.47	817	03/07/2022	4505 #2 -Stucco repair and paint
13688		T. Fry Make Ready	77.32	817	03/07/2022	Replaced broken exterior electrical outlet cover
11090	4515#01	The Clean Up Crew	92.00	821	03/07/2022	4515#1 - sidewalk leasing to unit is separated. 2x6x3' treated(set new expansion joint)
6973	4511#01	Ag Town Property Maintenance	85.00	829	04/12/2022	4511 #01 - reattached gutter downspout
13785		T. Fry Make Ready	50.00	839	05/06/2022	Remove debris from along 4515 fence.
7152	4513#08	Ag Town Property Maintenance	185.00	854	06/27/2022	Replaced rotted fascia boards
7637		Ag Town Property Maintenance	275.00	886	10/11/2022	Install of new piece of exterior Siding
7387		Ag Town Property Maintenance	2,515.00	886	10/11/2022	General Labor
7739		Ag Town Property Maintenance	1,032.38	903	12/07/2022	Pressure wash 3 separate wooden sidings 4505, exterior paint, trash out behind 4515,
11125		The Clean Up Crew	70.00	905	12/07/2022	4511#01 - reattached gutter downspout at patio corner
			5,473.44			
6470 - Insurance						
TXH-B28702		IPFS Corporation	433.21	124999	01/24/2022	Insurance Premium
STCP0001358-01		Safepoint Insurance	2,002.00	807	02/08/2022	Monthly Insurance Premium
TXH-B28702		IPFS Corporation	433.21	811	02/25/2022	Monthly Insurance Premium
NPP1575543D		United States Liability Insurance Company	988.00	826	04/07/2022	Insurance Bond Annual
UEP10279512		Safepoint Insurance	4,899.00	ACH	04/27/2022	Insurance payment
8158883		Service Insurance Group, Inc	1,441.76	ACH	04/27/2022	Insurance Payment
STCP0001358-01		Safepoint Insurance	2,446.00	844	05/18/2022	Monthly Insurance Premium
TXH-C59084		IPFS Corporation	624.70	842	05/18/2022	Monthly Insurance Premium
LFM0014832		RLI Surety	177.00	851	06/10/2022	Fidelity Bond
txh-c59084		IPFS Corporation	624.70	853	06/15/2022	June Payment
STCP0001358-02		Safepoint Insurance	2,446.00	855	07/01/2022	Monthly Insurance Premium
TXH-C59084		IPFS Corporation	624.70	864	07/18/2022	Monthly Insurance Premium
STCP0001358-02		Safepoint Insurance	2,446.00	865	07/31/2022	Monthly Insurance Premium
TXH-C59084		IPFS Corporation	624.70	871	08/12/2022	Monthly Insurance Premium
STCP0001358-02		Safepoint Insurance	2,446.00	875	08/31/2022	Monthly Insurance Premium
NPP1575543E		United States Liability Insurance Company	746.00	876	08/31/2022	Insurance Premium
TXH-C59084		IPFS Corporation	655.94	885	10/10/2022	Payment 5
THX-C59084		IPFS Corporation	624.70	890	10/20/2022	Monthly Insurance Premium
TXH-C59084		IPFS Corporation	624.70	894	11/08/2022	Insurance Payment 7
10575733		Safepoint Insurance	2,447.00	drafted	11/10/2022	Monthly Insurance Premium
10586607		Safepoint Insurance	2,446.00	drafted	11/15/2022	Monthly Insurance Premium
TXH-C59084		IPFS Corporation	624.70	906	12/29/2022	Payment 8
STCP0001358-02		Safepoint Insurance	2,447.00	907	12/29/2022	November
			33,273.02			
6471 - Transfer to Reserves						
		Oakwood Townhomes	1,000.00	124952	01/03/2022	January 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	102	2/3/2022	February 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	814	03/02/2022	March 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	825	04/04/2022	April 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	833	05/02/2022	May 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	847	06/03/2022	June 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	857	07/01/2022	July 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	867	08/03/2022	August 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	877	09/01/2022	September 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	884	10/03/2022	October 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	892	11/01/2022	November 2022 - Transfer to Reserves
		Oakwood Townhomes	1,000.00	900	12/01/2022	December 2022 - Transfer to Reserves
			12,000.00			
6473 - Legal Fees						

46549		Bruchez, Goss, Thornton, Meroneff & Hawthorne, P.C.	406.25	820	03/07/2022	Telephone conference with Toni whether the Association has the authority to charge fines and fees.
6475 - Lawn/Property Maintenance						
OW24		Lawn Stars	871.41	124980	01/12/2022	Monthly Lawn Maintenance
OW25		Lawn Stars	600.79	806	02/08/2022	Monthly Lawn Maintenance
OW26		Lawn Stars	752.34	819	03/07/2022	Monthly Lawn Maintenance
OW27		Lawn Stars	600.79	831	04/12/2022	Monthly Lawn Maintenance
OW28		Lawn Stars	1,006.73	838	05/06/2022	Monthly Lawn Maintenance & repaired sprinkler system
OW29		Lawn Stars	600.79	850	06/10/2022	Monthly Lawn Maintenance
OW30		Lawn Stars	600.79	862	07/12/2022	Monthly Lawn Maintenance
4430		Lopez Boyz	150.00	869	08/08/2022	Changed 3 irrigation clock schedules
OW31		Lawn Stars	600.79	873	08/12/2022	Monthly Lawn Maintenance
OW32		Lawn Stars	600.79	881	09/12/2022	Monthly Lawn Maintenance
OW33		Lawn Stars	600.79	888	10/11/2022	Monthly Maintenance
OW34		Lawn Stars	898.48	896	11/11/2022	Monthly Maintenance / Sprinkler Repair
OW35		Lawn Stars	600.79	904	12/07/2022	Monthly Lawn Maintenance
			8,485.28			
6540 - Management Fee						
		Beal Properties	500.00	124986	01/14/2022	Management Fee for 01/2022
		Beal Properties	600.00	809	02/10/2022	Management Fee for 02/2022
		Beal Properties	600.00	823	03/14/2022	Management Fee for 03/2022
		Beal Properties	600.00	828	04/11/2022	Management Fee for 04/2022
		Beal Properties	600.00	840	05/10/2022	Management Fee for 05/2022
		Beal Properties	600.00	848	06/07/2022	Management Fee for 06/2022
		Beal Properties	600.00	861	07/11/2022	Management Fee for 07/2022
		Beal Properties	600.00	868	08/08/2022	Management Fee for 08/2022
		Beal Properties	600.00	879	09/07/2022	Management Fee for 09/2022
		Beal Properties	600.00	882	10/03/2022	Management Fee for 10/2022
		Beal Properties	600.00	895	11/08/2022	Management Fee for 11/2022
		Beal Properties	600.00	901	12/05/2022	Management Fee for 12/2022
			7,100.00			
6545 - Misc. Property Expense						
43114707		Great American Business Products	91.47	841	05/12/2022	Dog poop station bags
6560 - Mortgage/Note Payment						
		First Financial Bank	3,641.82	124947	01/03/2022	January 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	101	2/3/2022	February 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	813	03/02/2022	March 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	824	04/04/2022	April 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	832	05/02/2022	May 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	846	06/03/2022	June 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	856	07/01/2022	July 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	866	08/03/2022	August 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	878	09/01/2022	September 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	883	10/03/2022	October 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	891	11/01/2022	November 2022 - 500.00 additional towards principle
		First Financial Bank	3,641.82	899	12/01/2022	December 2022 - 500.00 additional towards principle
			43,701.84			
6695 - Pest Control						
25107		Joe Loudat DBA/	43.30	830	04/12/2022	Monthly Pest Control
25558		Joe Loudat DBA/	54.13	858	07/07/2022	Monthly Pest Control
25716 & 25717		Joe Loudat DBA/	108.26	872	08/12/2022	Pest Control - Wasp control
25708		Joe Loudat DBA/	1,190.75	872	08/12/2022	Annual Termite Warranty renewal
26060		Joe Loudat DBA/	86.60	887	10/11/2022	Exterior Rodent Control
			1,483.04			
6700 - Plumbing Expense						
4350		Twin City Plumbing LLC	120.00	822	03/07/2022	water leak near main, turned out to be on the cities side
4502		Twin City Plumbing LLC	120.00	835	05/05/2022	Turned water onto building 4507 to units 6 & 7
4560		Twin City Plumbing LLC	950.00	852	06/10/2022	Repaired 2" water line on back of unit 1
35170		Holman's Quality Plumbing	507.00	898	11/11/2022	Owner's responsibility.
			1,697.00			
6701 - Porter Service						
2366		Robert Walker	200.00	124971	01/10/2022	Monthly Porter Service
2348		Robert Walker	175.00	124971	01/10/2022	Bulk Pick up
2357		Robert Walker	30.00	804	02/07/2022	Cleaned up around dumpster area after overflowing trash bags.
2383		Robert Walker	200.00	804	02/07/2022	Monthly Porter Service
2395		Robert Walker	105.00	816	03/07/2022	Bulk Pick up
2403		Robert Walker	200.00	816	03/07/2022	Monthly Porter Service
2411		Robert Walker	135.00	827	04/07/2022	Bulk Pick up
2426		Robert Walker	200.00	827	04/07/2022	Monthly Porter Service
2445		Robert Walker	200.00	836	05/05/2022	Monthly Porter Service
2432		Robert Walker	90.00	836	05/05/2022	Bulk pick up and replaced bulletin board background in case,
2471		Robert Walker	200.00	849	06/07/2022	Monthly Porter Service
2484		Robert Walker	45.00	849	06/07/2022	Monthly Bulk Pick Up
4363		Lopez Boyz	150.00	859	07/07/2022	Removed Heavy Bulky Items from dumpster
2477		Robert Walker	45.00	860	07/07/2022	Removed full size mattress and spring.
2494		Robert Walker	200.00	860	07/07/2022	Monthly Porter Service
2518		Robert Walker	150.00	870	08/08/2022	Monthly Porter Service

2505		Robert Walker	165.00	870	08/08/2022	Bulk Pick up
4418		Lopez Boyz	120.00	869	08/08/2022	removed trash and bulky items from around dumpster
2545		Robert Walker	200.00	880	09/07/2022	Monthly Porter Service
2534		Robert Walker	165.00	880	09/07/2022	Monthly Bulk Pick Up
2566		Robert Walker	200.00	889	10/11/2022	September - Porter Service
2559		Robert Walker	45.00	889	10/11/2022	Bulk Pick Up
2589		Robert Walker	200.00	893	11/07/2022	Monthly Porter Service
2584		Robert Walker	30.00	893	11/07/2022	Monthly Bulk Pick Up
2628		Robert Walker	200.00	902	12/07/2022	Monthly Porter Service
2605		Robert Walker	105.00	902	12/07/2022	Monthly Bulk Pick Up
			3,755.00			
6705 - Professional Fees						
216722		Thompson, Derrig and Craig, P.C.	245.00	897	11/11/2022	Tax Preparations
6706 - Processing Fee						
20220502000098		Beal Properties	100.00	834	05/03/2022	management Certificate recording, Rules & Regs & Schedule of
6753 - Sign Expense						
465-61851		Fast Signs	64.93	837	05/06/2022	20X32 for Oakwood bulletin board.
6810 - Utilities						
2063196		Bryan Texas Utilities	25.40	125008	01/27/2022	utilities - electrical
2063465		Bryan Texas Utilities	466.52	125008	01/27/2022	utilities - water
2312117		Bryan Texas Utilities	72.26	125008	01/27/2022	utilities - electrical
2063197		Bryan Texas Utilities	2,286.51	125008	01/27/2022	utilities - water
2063476		Bryan Texas Utilities	37.78	125008	01/27/2022	utilities - electrical
2063196		Bryan Texas Utilities	26.67	812	02/28/2022	utilities - water
2063465		Bryan Texas Utilities	488.07	812	02/28/2022	utilities - sanitation - sewer - drainage
2312117		Bryan Texas Utilities	69.26	812	02/28/2022	utilities - electrical
2063197		Bryan Texas Utilities	2,389.71	812	02/28/2022	utilities - water
2063476		Bryan Texas Utilities	39.43	812	02/28/2022	utilities - electrical
2063196		Bryan Texas Utilities	26.67	818	03/07/2022	utilities - water
2063476		Bryan Texas Utilities	39.33	818	03/07/2022	utilities - electrical
2063197		Bryan Texas Utilities	2,585.06	818	03/07/2022	utilities - water
2063465		Bryan Texas Utilities	488.07	818	03/07/2022	utilities - security light - solid waste
2312117		Bryan Texas Utilities	64.34	818	03/07/2022	utilities - electrical
2063465 ACH		Bryan Texas Utilities	466.52	ACH	04/14/2022	Solid Waste
2063465 ACH		Bryan Texas Utilities	466.52	ACH	05/13/2022	Waster, Security Light
2063465 ACH		Bryan Texas Utilities	466.52	ACH	06/14/2022	Waste
2063465		Bryan Texas Utilities	466.52	ACH	07/18/2022	Security light/solid wastes
2063465		Bryan Texas Utilities	466.79	ACH	09/14/2022	SECURITY LIGHTS
2312117		Bryan Texas Utilities	66.35	ACH	10/14/2022	4507 Carter Creek (House Meter)
2063476		Bryan Texas Utilities	35.65	ACH	10/14/2022	4509 Carter Creek
2063465		Bryan Texas Utilities	466.79	ACH	10/14/2022	4513 Carter Creek
2063197		Bryan Texas Utilities	1,342.20	ACH	10/14/2022	4513 Carter Creek
2063196		Bryan Texas Utilities	28.49	ACH	10/14/2022	4513 Carter Creek
2063476		Bryan Texas Utilities	37.00	ACH	11/14/2022	4509 CARTER CREEK PKWY - ELECTRIC
2063197		Bryan Texas Utilities	1,586.31	ACH	11/14/2022	4513 CARTER CREEK PKWY - WATER
2063465		Bryan Texas Utilities	466.79	ACH	11/14/2022	4513 CARTER CREEK PKWY - SECURITY LIGHT
2312117		Bryan Texas Utilities	67.79	ACH	11/14/2022	4507 CARTER CREEK PKWY - HOUSE METER ELECTRIC
2063196		Bryan Texas Utilities	41.11	ACH	11/15/2022	4513 CARTER CREEK PKWY - WATER
2063476		Bryan Texas Utilities	39.80	ACH	12/16/2022	utilities - electrical
2063465		Bryan Texas Utilities	466.79	ACH	12/16/2022	utilities - security light - solid waste
2312117		Bryan Texas Utilities	75.79	ACH	12/16/2022	utilities - electrical
2063197		Bryan Texas Utilities	1,725.36	ACH	12/16/2022	utilities - water
2063196		Bryan Texas Utilities	47.53	ACH	12/16/2022	utilities - water
			17,931.70			
6820 - Utilities - electric						
2063476 ACH		Bryan Texas Utilities	36.91	ACH	04/14/2022	Electric
2312117 ACH		Bryan Texas Utilities	61.20	ACH	04/14/2022	Electric
2063476 ACH		Bryan Texas Utilities	34.42	ACH	05/13/2022	Electric
2312117 ACH		Bryan Texas Utilities	61.29	ACH	05/13/2022	Electric
2063476 ACH		Bryan Texas Utilities	33.65	ACH	06/14/2022	Electric
2312117 ACH		Bryan Texas Utilities	59.56	ACH	06/14/2022	Electric
2063476		Bryan Texas Utilities	32.68	ACH	07/18/2022	Electric Bill
2063476		Bryan Texas Utilities	32.60	ACH	08/15/2022	Electric Bill
2312117		Bryan Texas Utilities	56.18	ACH	08/15/2022	Electric Bill
2063476		Bryan Texas Utilities	34.19	ACH	09/14/2022	
2312117		Bryan Texas Utilities	60.03	ACH	09/14/2022	
			502.71			
6830 - Utilities - Sewer/Drainage						
2063465		Bryan Texas Utilities	466.74	ACH	08/15/2022	Solid Waste Bill
6840 - Utilities - Water						
2063196 ACH		Bryan Texas Utilities	25.40	ACH	04/14/2022	Water
2063197 ACH		Bryan Texas Utilities	2,610.34	ACH	04/14/2022	Water
2063196 ACH		Bryan Texas Utilities	43.01	ACH	05/13/2022	Water
2063197 ACH		Bryan Texas Utilities	2,724.28	ACH	5/13/2022	Water
2063196 ACH		Bryan Texas Utilities	60.15	ACH	06/14/2022	Water
2063197 ACH		Bryan Texas Utilities	1,466.42	ACH	06/14/2022	Water
2312117		Bryan Texas Utilities	57.64	ACH	07/18/2022	Water Bill

2063197		Bryan Texas Utilities	1,419.45	ACH	07/18/2022	Water Bill
2063196		Bryan Texas Utilities	52.77	ACH	07/18/2022	Water Bill
2063196		Bryan Texas Utilities	64.67	ACH	08/30/2022	Water Bill
2063197		Bryan Texas Utilities	1,700.64	ACH	08/15/2022	Water Bill
2063196		Bryan Texas Utilities	56.34	ACH	09/14/2022	
2063197		Bryan Texas Utilities	1,392.26	ACH	09/14/2022	
			11,673.37			
Total			149,899.28			

PLEASE EXAMINE AT ONCE

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

ACCOUNT NUMBER	1007
STATEMENT DATES	12/01/22-12/30/22
ENCLOSURES	1
PAGE	1 of 4

*0009261 S3
OAKWOOD TOWNHOMES HOME OWNERS
ASSOCIATION INC
RESERVE ACCOUNT

BAD ADDRESS



0009261
3380FF
14791C00X.003

We have updated the
Terms and Conditions of Your Account

Effective January 1, 2023

To obtain a copy, please visit:
www.ffin.com/businessstermsandconditions

SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
1007	Commercial Money Market	95,246.91

ACCOUNT SUMMARY

Commercial Money Market

Account Number	190007041007	Statement Dates	12/01/22 thru 12/31/22
Previous Balance	94,133.28	Days in Statement Period	31
1 Deposits/Credits	1,000.00	Average Ledger	95,004.24
0 Checks/Debits	0.00	Average Collected	95,004.24
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	113.63		
Ending Balance	95,246.91	2022 Interest Paid	388.33

Account Title:
Oakwood Townhomes Home Owners
Association Inc
Reserve Account

MISCELLANEOUS CREDITS

Date	Description	Amount
12/05	Deposit #77	1,000.00
12/31	Interest Deposit	113.63

FIRST FINANCIAL BANK

Cameron Comire
Senior Vice President
ccomire@ffin.com
MLO 1601012

February 6, 2023

RE: Oakwood Townhomes Home Owners Association

To whom it may concern,

First Financial Bank ("Bank") has an established lending relationship with Oakwood Townhomes Home Owners Association ("Customer") which is in good standing. Customer's required loan payment for loan ending 8986, as of February 6, 2023 is \$3,141.82; however, regular principal reductions in the amount of \$500.00 have been made for numerous months. The outstanding principal balance as of December 31, 2022 was \$267,393.65.

If you need any additional information, please contact me directly at 979-260-2171.

Thank you,

Cameron J Comire

Cameron J. Comire
Senior Vice President
NMLS ID 1601012
C: (469) 261-6745
O: (979)260-2171

OAKWOOD HOA 2023 BUDGET

	2022 Budget	2022 Actual	2023 Budget
INCOME:		12000	
HOA Dues	147500	147197.63	147500
Misc Income		507	
Late Fees Interest		1126.13	
Cost of Collections		7.82	
Prepaid HOA Dues		3005	
TOTAL INCOME:	147500	163843.58	147500
 EXPENSES:			
Special Projects	0	0	0
Electrical	600	836.49	723.2
General Maintenance	3100	5473.44	3200
Insurance	32000	33273.02	31300
Transfer to Reserves	12000	12000	12000
Legal Fees	500	406.25	600
Lawn Maintenance	9990	8485.28	8500
Management Fees	7200	7100	7200
Misc. Expenses	50	664.4	250
Plumbing	2000	1697	1600
Porter Service	2900	3755	2700
Professional Fees	235	245	250
Utilities	30000	30574.52	30000
Tax Expense	165	-9.07	
Fence Repair	0		4000
Pest Control	1200	1483.04	1475
Roof Expense	0		
Bank Note Payment	43701.84	43701.84	43701.84
 TOTAL EXPENSES:	145641.84	149686.21	147500.04
 NET INCOME:	1858.2	14157.37	0
 Balance in Operating Bank Account as of 12/31/2022			21456.15
Balance in Reserve Bank Account as of 12/31/2022			95246.91

Terry Thigpin
 Real Estate
 terryt@century21bcs.com
 P: 409.486.1111

UR

CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 02/06/23 at 3:30 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/06/2023 to 02/11/2022 Subdivision Code is 'Oakwood Townhomes'

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
22013029	4509 Carter Creek Parkwa7		2	1/1	NONE	Oakwood Townhomes	1979	1,056		\$106.06	\$112,000	\$110,000	\$104.17	10/26/2022	98.21	58
22005180	4509 Carter Creek Parkwa2		2	1/1	NONE	Oakwood Townhomes	1979	1,073		\$102.52	\$110,000	\$120,000	\$111.84	05/05/2022	109.09	21
22006693	4507 Carter Creek Parkwa5		2	1/1	NONE	Oakwood Townhomes	1979	1,056		\$113.64	\$120,000	\$125,000	\$118.37	06/21/2022	104.17	31
22006639	4513 Carter Creek #8		2	1/1	NONE	Oakwood Townhomes	1979	1,056		\$113.64	\$120,000	\$131,000	\$124.05	06/22/2022	109.17	29
22006515	4507 Carter Creek Parkwa8		2	1/1	NONE	Oakwood Townhomes	1979	1,066		\$112.57	\$120,000	\$135,000	\$126.64	06/20/2022	112.50	34
22009023	4513 Carter Creek Parkwa9		2	1/1	NONE	Oakwood Townhomes	1979	1,073		\$126.28	\$135,500	\$135,000	\$125.82	09/09/2022	99.63	71
# LISTINGS:	6	Medians:					1979	1,061		\$113.10	\$120,000	\$128,000	\$121.21		106.63	33
		Minimums:					1979	1,056		\$102.52	\$110,000	\$110,000	\$104.17		98.21	21
		Maximums:					1979	1,073		\$126.28	\$135,500	\$135,000	\$126.64		112.50	71
		Averages:					1979	1,063		\$112.45	\$119,583	\$126,000	\$118.48		105.46	41

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$110,000	\$135,500	\$119,583	\$120,000
Sold Price	\$110,000	\$135,000	\$126,000	\$128,000

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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.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
06/01/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (AIC, No. Ext): (979)774-3900	COMPANY SafePoint Insurance Company (Primary Property) Certain Underwriters at Lloyds-AEGIS (Wind Deduct. Buy Down)	
FAX (AIC, No): (979)774-3955		E-MAIL ADDRESS: katelyn@serviceinsgroup.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #: 9659		LOAN NUMBER		POLICY NUMBER STCP0001358-02
INSURED Oakwood Townhomes HOA C/O Beal Properties 3363 University Dr E Ste 215 College Station TX 77802-		EFFECTIVE DATE 04/23/2022	EXPIRATION DATE 04/23/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION	
1. 4505 Carter Creek Pkwy Bryan, TX 77802	6. 4515 Carter Creek Pkwy Bryan TX 77802
2. 4507 Carter Creek Pkwy Bryan TX 77802	7. 4517 Carter Creek Pkwy Bryan TX 77802
3. 4509 Carter Creek Pkwy Bryan TX 77802	
4. 4511 Carter Creek Pkwy Bryan TX 77802	Total 61 condo units
5. 4513 Carter Creek Pkwy Bryan TX 77802	

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

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building 1 ; Special Form, Replacement Cost; 2% wind/hail deductible	1,008,000	1,000
Building 2 ; Special Form, Replacement Cost; 2% wind/hail deductible	1,008,000	1,000
Building 3 ; Special Form, Replacement Cost; 2% wind/hail deductible	1,008,000	1,000
Building 4 ; Special Form, Replacement Cost; 2% wind/hail deductible	356,800	1,000
Building 5 ; Special Form, Replacement Cost; 2% wind/hail deductible	1,008,000	1,000
Building 6 ; Special Form, Replacement Cost; 2% wind/hail deductible	630,000	1,000
Building 7 ; Special Form, Replacement Cost; 2% wind/hail deductible	1,008,000	1,000
Wind Deduct. Buy Down lowers wind/hail deduct. back down to total of \$25,000		
Property Extension Endorsment		
Equipment Breakdown		

REMARKS (Including Special Conditions)

Empty box for remarks.

CANCELLATION

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

ADDITIONAL INTEREST

AI 014702

NAME AND ADDRESS Sample For Details, Please Contact Our Agency Phone 979-774-3900 Fax 979-774-3955	<input checked="" type="checkbox"/> MORTGAGEE	<input type="checkbox"/> ADDITIONAL INSURED
	<input type="checkbox"/> LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 