



903 S. Texas Avenue  
College Station, TX 77840  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

January 15<sup>th</sup>, 2021

Plainsman Home Owners:

Due to the current pandemic, the HOA Board and Beal Properties has decided that the Annual Meeting for 2021 will be waived in order to ensure that we do not put any of the Home Owner's at risk. I have attached the packet that would have been presented at the annual meeting for your review. If you have any questions or concerns about anything please feel free to send an email to [hoa@bealbcs.com](mailto:hoa@bealbcs.com).

The insurance has been renewed for 2021. The total premium for the year is \$9,548.18. The amount for each Home Owner is \$795.68. This amount will be added to your accounts with your monthly dues. The HOA allows the insurance to be paid in several different ways which are listed below. Please let us know if you have any questions or concerns.

### **PAYMENT OPTIONS**

Onetime payment: \$795.68

Two payments: 1. \$397.84 2. \$397.84

Three payments: 1. \$265.22 2. \$265.22 3. 265.24

11 Monthly payments: \$72.33

**1<sup>st</sup> Insurance payment is due no later than February 10<sup>th</sup> to avoid late fees.**

Sincerely,

Toni Myers  
HOA Director  
Beal Properties Inc  
[hoa@bealbcs.com](mailto:hoa@bealbcs.com)

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## Expense Distribution

Exported On: 01/13/2021 09:44 AM

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Payees: All

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

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>6300 - Construction/General Repairs</b>						
1999	09/02/2020	Robert Walker	90.00	717	09/08/2020	
<b>6455 - General Maintenance</b>						
2573	05/06/2020	Twin City Plumbing LLC	75.00	689	05/06/2020	increased water pressure at kitchen sink
275909	07/27/2020	United Roofing & Sheetmetal, Inc.	625.00	705	07/27/2020	biannual gutter cleaning and clean tree
	09/02/2020	Robert Walker	60.00	717	09/08/2020	
			<b>760.00</b>			
<b>6470 - Insurance</b>						
3043619	01/06/2020	Dexter and Company of Central Texas	2,368.09	660	01/07/2020	monthly insurance
1073-1899426-2	02/07/2020	AFS/IBEX A Division of MetaBank	621.97	667	02/07/2020	Monthly Insurance Premium
1073-1899426-2	03/04/2020	AFS/IBEX A Division of MetaBank	621.97	674	03/04/2020	monthly insurance
1073-1899426-2	04/05/2020	AFS/IBEX A Division of MetaBank	621.97	680	04/06/2020	Monthly Insurance Premium
1073-1899426-2	05/06/2020	AFS/IBEX A Division of MetaBank	621.97	688	05/06/2020	
69938898	05/15/2020	CNA Surety	124.00	690	05/15/2020	Insurance
1073-1899426-2	06/01/2020	AFS/IBEX A Division of MetaBank	621.97	695	06/04/2020	monthly insurance
1073-1899426-2	07/06/2020	AFS/IBEX A Division of MetaBank	621.97	701	07/06/2020	Monthly Insurance Premium
1073-1899426-2	08/06/2020	AFS/IBEX A Division of MetaBank	621.97	709	08/06/2020	Monthly Insurance premium
1073-1899426-2	09/02/2020	AFS/IBEX A Division of MetaBank	621.97	715	09/08/2020	
1073-1899426-2	10/02/2020	AFS/IBEX A Division of MetaBank	621.97	722	10/07/2020	
			<b>8,089.82</b>			
<b>6471 - Transfer to Reserves</b>						
	01/01/2020	Plainsman Condo Association	300.00	656	01/03/2020	January 2020 - Reserve Account
	02/01/2020	Plainsman Condo Association	300.00	664	02/03/2020	February 2020 - Reserve Account
	03/01/2020	Plainsman Condo Association	300.00	671	03/03/2020	March 2020 - Reserve Account
	04/01/2020	Plainsman Condo Association	300.00	678	04/02/2020	April 2020 - Reserve Account
	05/01/2020	Plainsman Condo Association	300.00	685	05/05/2020	May 2020 - Reserve Account
	06/01/2020	Plainsman Condo Association	300.00	693	06/02/2020	June 2020 - Reserve Account
	07/01/2020	Plainsman Condo Association	300.00	699	07/05/2020	July 2020 - Reserve Account
	08/01/2020	Plainsman Condo Association	300.00	707	08/03/2020	August 2020 - Reserve Account
	09/01/2020	Plainsman Condo Association	300.00	713	09/01/2020	September 2020 - Reserve Account
	10/01/2020	Plainsman Condo Association	300.00	720	10/02/2020	October 2020 - Reserve Account
	11/01/2020	Plainsman Condo Association	300.00	729	11/02/2020	November 2020 - Reserve Account
	12/01/2020	Plainsman Condo Association	300.00	735	12/01/2020	December 2020 - Reserve Account
			<b>3,600.00</b>			
<b>6473 - Legal Fees</b>						
205895	10/20/2020	Thompson, Derrig and Craig, P.C.	425.00	727	10/20/2020	Tax Return
<b>6475 - Lawn/Property Maintenance</b>						
1219-125	01/06/2020	Lemmond Lawncare & Landscapes LLC	304.24	662	01/07/2020	monthly lawn service
0120-125	02/05/2020	Lemmond Lawncare & Landscapes LLC	304.24	669	02/07/2020	monthly lawn service
0220-125	03/06/2020	Lemmond Lawncare & Landscapes LLC	304.24	676	03/06/2020	February Lawn Maintenance
0320-309	04/16/2020	Lemmond Lawncare & Landscapes LLC	304.24	683	04/16/2020	Monthly Lawn Service
0420-119	05/15/2020	Lemmond Lawncare & Landscapes LLC	304.24	691	05/15/2020	monthly lawn service
05/20-118	06/04/2020	Lemmond Lawncare & Landscapes LLC	304.24	697	06/04/2020	Lawn Maintenance
0620-119	07/16/2020	Lemmond Lawncare & Landscapes LLC	432.34	704	07/16/2020	monthly lawn service
0720-119	08/07/2020	Lemmond Lawncare & Landscapes LLC	304.24	711	08/07/2020	monthly lawn service
0820-119	09/02/2020	Lemmond Lawncare & Landscapes LLC	304.24	716	09/08/2020	
0920-120	10/06/2020	Lemmond Lawncare & Landscapes LLC	304.24	725	10/07/2020	
1020-120	11/05/2020	Lemmond Lawncare & Landscapes LLC	405.65	732	11/05/2020	
1120-120	12/04/2020	Lemmond Lawncare & Landscapes LLC	523.08	738	12/04/2020	
			<b>4,099.23</b>			
<b>6540 - Management Fee</b>						
	01/03/2020	Beal Properties	250.00	658	01/03/2020	Management Fee for 01/2020
	02/03/2020	Beal Properties	250.00	666	02/03/2020	Management Fee for 02/2020
	03/03/2020	Beal Properties	250.00	673	03/03/2020	Management Fee for 03/2020
	04/02/2020	Beal Properties	250.00	677	04/02/2020	Management Fee for 04/2020
	05/05/2020	Beal Properties	250.00	687	05/05/2020	Management Fee for 05/2020
	06/02/2020	Beal Properties	250.00	692	06/02/2020	Management Fee for 06/2020
	07/02/2020	Beal Properties	250.00	698	07/05/2020	Management Fee for 07/2020
	08/03/2020	Beal Properties	250.00	706	08/03/2020	Management Fee for 08/2020
	09/01/2020	Beal Properties	250.00	712	09/01/2020	Management Fee for 09/2020
	10/02/2020	Beal Properties	250.00	719	10/02/2020	Management Fee for 10/2020
	11/02/2020	Beal Properties	250.00	728	11/02/2020	Management Fee for 11/2020
	12/01/2020	Beal Properties	250.00	734	12/01/2020	Management Fee for 12/2020
			<b>3,000.00</b>			

DEPOSIT TICKET **PROSPERITY BANK**

DEPOSITED BY: *no* DATE: *12/2/20* **DEPOSIT**

TO: *Plainsman Condo Assoc.*

ACCOUNT NUMBER: **302137501** \$ **300.00**

65247-2655C 151

12/2/2020

\$300.00

TOTAL

PROSPERITY BANK

College Station-Crescent

65247-2655C

12/2/2020

\$300.00



**Bob Walker**  
 Real Properties  
 bobw@beatcs.com  
 Ph

Need a REALTOR? What About BOB?

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 01/13/21 at 1:29 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/13/2021 to 12/25/2019 Status is 'Under Contract' Status Contractual Search Date is 01/13/2021 to 07/17/2020 Subdivision Code is 'Plainsman Townhomes' Zone is 'B02'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
20003987	3806 Plainsman Lane		3	2/1	2		Plainsman Townhomes	1973	1,680		\$86.31	\$145,000	312

# LISTINGS:	1	Medians:	1973	1,680	\$86.31	\$145,000
		Minimums:	1973	1,680	\$86.31	\$145,000
		Maximums:	1973	1,680	\$86.31	\$145,000
		Averages:	1973	1,680	\$86.31	\$145,000

Quick Statistics ( 1 Listing Total )				
	Min	Max	Average	Median
List Price	\$145,000	\$145,000	\$145,000	\$145,000
Sold Price				

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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.