

Oakridge Condominiums Homeowners Association, Inc.



*2024 Annual Meeting
Wednesday, January 17th, 2024
6:00pm @ Beal Properties Inc.*



Oakridge Condominiums

Oakridge Condominiums Owner's Association requests your attendance at the **2024 Annual Meeting** to be held at **Beal Properties Office** and via Zoom on **Wednesday, January 17th, 2024 @ 6:00 pm**. The annual meeting this year will be held both in person and virtually.

If you cannot be there and would like to have your vote counted, should there be a quorum, sign the attached proxy and return by 5:00pm January 16th, 2024. You can mail the completed proxy (below) to Beal Properties, 3363 University Dr. East, Suite 215, Bryan, Texas 77802, and Attention: Persia Burgess, or email persia@bealbcs.com.

Agenda

- 1 Roll call, owners present and proxies. Determine if quorum.
- 2 Reading and approval of minutes of preceding annual meeting
- 3 Reports of Officers
- 4 Financial Report
- 5 Election/Reinstatement of Officers & Directors
- 6 Unfinished Business
 - a. Management Report
- 7 New business
- 8 Adjournment

2024 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____
Or (Circle one)

Shana Childers Vince Marino Bruce Jenkins Steve Browder Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2024 annual meeting of the Oakridge Homeowners 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 January 17th, 2024, annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

This proxy must be received by 5:00 pm January 16th, 2024.

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

OAKRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
2023 ANNUAL MEETING
BEAL PROPERTIES INC.
3363 University Drive East Suite 215, Bryan, TX 77802

MINUTES OF THE OAKRIDGE CONDOMINIUMS HOMEOWNERS ASSOCIATION
2023 ANNUAL MEETING

Date and Time: Pursuant to Section 4.4 of the bylaws of the Oakridge Condominiums Homeowners Association, a annual meeting of the board was held on January 25th, 2023, at the Beal Properties Office and via Zoom.

Officers and Quorum: Present: John Litton (President), Steve Browder (Homeowner), Shana Childers (Board Member), Bruce Jenkins (Board Member), Jennifer Beard (Homeowner), and Persia Burgess and Terry Thigpin with Beal Properties. The Meeting was called to order at 6:05pm.

Meeting Minutes: The Board of Directors reviewed the previous meeting minutes from the 2022 Annual Meeting. There were no changes that needed to be made, and the minutes were accepted as is.

Financial Information: Terry Thigpin (Beal Properties) presented the board with the Financial Report for 2022 which included the Cash Flow, Bill Detail, and the Reserve account for the month of December. There were not any questions about the previous financials, and they were accepted as is. Terry Thigpin presented the proposed 2023 Budget to the board. John Litton made a motion to approve the proposed budget, Bruce Jenkins seconded, all in favor.

Management Report: Terry Thigpin (Beal Properties) presented the management report to the board which included the Delinquency Status, Violation Report, and the Maintenance Report for 2022. Following the Management Report, Persia Burgess presented the outstanding maintenance requests that are still being worked on which included the water leak repair for the leak in front of building 1, and the concrete repair between buildings 2 and 3 for insurance. John Litton also mentioned the rules for A/C window units, and satellite dishes based on the By-Laws and Insurance.

CMA: Terry Thigpin presented the Comparative Market Analysis to the board that consist of how many units were listed for sale on the market, how many days the units were on the market before being sold, the asking price of the units, and how much they actually sold for.

Reinstatement & Election of Board Members: The board asked Jennifer Beard if she would like to join the board, she politely declined the offer. Vince Marino also reached out to Terry to request a board member position. John Litton made a motion to have Steve Browder as president, and Vince Marino join the board.

Unfinished Business:

Parking Spaces: John Litton brought up the previous issues with the parking spaces. Building 1 only has one (1) parking spot per unit and no visitor parking, and Buildings 2 and 3 have two (2) parking spaces per unit and additional parking spaces for visitors. John Litton has requested his second parking spot have his unit number painted on.

Siding Repairs: The board would like to keep the siding repairs on the table for a long-term repair to discuss in the future.

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2023 ANNUAL MEETING
BEAL PROPERTIES INC.
3363 University Drive East Suite 215, Bryan, TX 77802

New Business:

Parking Lot Re-striping: The board has requested Beal get quotes on Re-striping the parking lot in the future.

Exterior Privacy Fences: Beal will get a few quotes on re-staining the fences, and completing minor maintenance on the fences that need to be repaired.

Complex Planting: The board would like to revisit planting new plants around the property in the future.

Additional Communication: Shana suggested creating a group chat with each building to communicate about water shut offs.

Adjournment: There being no other business, the meeting was adjourned at 6:54pm

Cash Flow

Beal Properties

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Date Range: 01/01/2023 to 12/31/2023 (Last Year)

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				
Late Fees\NSF Rent	2,415.00	3.99	2,415.00	3.99
Homeowners Association Dues	55,833.00	92.25	55,833.00	92.25
Certified Letter Charge	-6.96	-0.01	-6.96	-0.01
Special Assessment	275.00	0.45	275.00	0.45
Miscellaneous Deed Restriction Incom	2,007.26	3.32	2,007.26	3.32
Total Operating Income	60,523.30	100.00	60,523.30	100.00
Expense				
HOA Dues - Refund of Overpayment	625.00	1.03	625.00	1.03
Deed Restriction Expense	992.05	1.64	992.05	1.64
General Maintenance	9,922.46	16.39	9,922.46	16.39
Insurance	11,819.70	19.53	11,819.70	19.53
Transfer to Reserves	5,032.80	8.32	5,032.80	8.32
Lawn/Property Maintenance	4,325.00	7.15	4,325.00	7.15
Special Projects	4,700.00	7.77	4,700.00	7.77
Management Fee	4,800.00	7.93	4,800.00	7.93
Pest Control	779.40	1.29	779.40	1.29
Porter Service	225.00	0.37	225.00	0.37
Professional Fees	255.00	0.42	255.00	0.42
Utilities	10,518.15	17.38	10,518.15	17.38
Total Operating Expense	53,994.56	89.21	53,994.56	89.21
NOI - Net Operating Income	6,528.74	10.79	6,528.74	10.79
Total Income	60,523.30	100.00	60,523.30	100.00
Total Expense	53,994.56	89.21	53,994.56	89.21
Net Income	6,528.74	10.79	6,528.74	10.79
Other Items				
Prepayments	165.00		165.00	
Net Other Items	165.00		165.00	
Cash Flow	6,693.74		6,693.74	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash		-1,126.21		-1,126.21
Beginning Cash + Cash Flow		5,567.53		5,567.53
Actual Ending Cash		5,717.53		5,717.53

Bill Detail

Exported On: 2024-01-16 10:42:30 -0600

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Due Date

Date Range: 01/01/2023 to 12/31/2023

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Unit	Payee Name	Paid	Check #	Paid Date	Description	
4606 - Certified Letter Charge										
	06/30/2023	06/30/2023	4606 - Certified Letter Charge		Beal Properties	6.96	127311	07/07/2023	Certified Letter Charge for 06/2023	
	07/31/2023	07/31/2023	4606 - Certified Letter Charge		Beal Properties	6.96	127352	08/07/2023	Certified Letter Charge for 07/2023	
6101 - HOA Dues - Refund of Overpayment										
0001	01/20/2023	01/20/2023	6101 - HOA Dues - Refund of Overpayment	#05	Davis, Megan	150.00	127034	01/26/2023	Megan Davis, Oakridge Condos - #05: Move Out Refund	
	02/15/2023	02/15/2023	6101 - HOA Dues - Refund of Overpayment	#17	Alvarado, Eduardo & Marcelina	475.00	127088	02/28/2023	REPAYMENT OF OVERPAYMENT OF DUES	
6330 - Deed Restriction Expense										
47203	07/07/2023	07/07/2023	6330 - Deed Restriction Expense		Bruchez & Goss P.C.	428.12	127321	07/07/2023	Professional Services - Write	
47203	09/12/2023	09/12/2023	6330 - Deed Restriction Expense		Bruchez & Goss P.C.	563.93	127434	09/12/2023	Professional Services - writ	
6455 - General Maintenance										
4821	01/02/2023	01/06/2023	6455 - General Maintenance		Lopez Boyz	75.00	126998	01/06/2023	Put salt in parking lot due to Freeze	
4814	01/02/2023	01/12/2023	6455 - General Maintenance		Lopez Boyz	55.00	126998	01/06/2023	Winterized pipes for forecast freezing weather	
1113	01/12/2023	01/12/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	574.00	127020	01/12/2023	Repaired water line to building 3	
1133-	01/12/2023	01/12/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	1,075.00	127020	01/12/2023	repaired water leak building 1	
1132	01/12/2023	01/12/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	160.00	127020	01/12/2023	Replace hose bib	
1167	02/10/2023	02/10/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	135.00	127073	02/13/2023	Yard water leak - after hours call	
5198	02/10/2023	02/10/2023	6455 - General Maintenance		Twin City Plumbing LLC	120.00	127075	02/13/2023	Replace Hose Bib	
7609	02/13/2023	02/13/2023	6455 - General Maintenance		Ag Town Property Maintenance	650.00	127076	02/13/2023	Removal and installation of Exterior Siding / Paint	
12814	03/07/2023	03/07/2023	6455 - General Maintenance		Constant Current Electric	150.00	127108	03/07/2023	Troubleshoot security lights near units 21-23	
14951	03/07/2023	03/07/2023	6455 - General Maintenance	#07	T. Fry Make Ready	50.00	127113	03/07/2023	Gate latch repair	
11699	03/07/2023	03/07/2023	6455 - General Maintenance		The Clean Up Crew	1,050.00	127115	03/07/2023	Repair parking lot (5x8 broken slab)/transportation and set up	
3155	03/10/2023	03/10/2023	6455 - General Maintenance		Hand E Man Services	65.00	127120	03/10/2023	Reattach soffit between building 8 & 9	
1248	04/06/2023	04/06/2023	6455 - General Maintenance		Cole Parker Plumbing LLC	1,200.00	127167	04/06/2023	Repaired Water Leak under driveway	
1046	04/06/2023	04/06/2023	6455 - General Maintenance		Integrity Commercial Maintenance and Construction Services	80.00	127161	04/06/2023	Repaired overhang + Materials	
1049	04/06/2023	04/06/2023	6455 - General Maintenance		Integrity Commercial Maintenance and Construction Services	500.00	127161	04/06/2023	Removal Excess dirt and poured concrete + materials	
12949	05/05/2023	05/05/2023	6455 - General Maintenance	#15	Constant Current Electric	200.00	127210	05/09/2023	Troubleshoot, removed, and Replaced porch light	
11631	05/05/2023	05/05/2023	6455 - General Maintenance		The Clean Up Crew	227.00	127220	05/09/2023	Repaired Parking Lot Cement	
2800	07/06/2023	07/06/2023	6455 - General Maintenance		Walker, Robert	30.00	127325	07/07/2023	Posted Notices - June 15th	
1083	08/04/2023	08/04/2023	6455 - General Maintenance		Hoover, Charles	904.00	127356	08/07/2023	Lift Rental + Metal Flashing	
2821	08/05/2023	08/05/2023	6455 - General Maintenance		Walker, Robert	270.00	127364	08/07/2023	July Trash Pick up	
6	09/07/2023	09/07/2023	6455 - General Maintenance		Integrity Commercial Maintenance and Construction Services	400.00	127402	09/07/2023	Stain Dumpster & Panels	
1348	09/07/2023	09/07/2023	6455 - General Maintenance		Vazquez Resurfacing & Paint	270.00	127408	09/07/2023	Gate Repairs - #22 & # 23	
2844	09/07/2023	09/07/2023	6455 - General Maintenance		Walker, Robert	330.00	127409	09/07/2023	Water grass along barak	
1714	10/06/2023	10/06/2023	6455 - General Maintenance	#20	Cole Parker Plumbing LLC	150.00	127450	10/06/2023	Replaced Hose Bib	
1113	10/06/2023	10/06/2023	6455 - General Maintenance		Hoover, Charles	500.00	127452	10/06/2023	Replaced Metal flashing	
15535	10/06/2023	10/06/2023	6455 - General Maintenance	#13	T. Fry Make Ready	182.46	127458	10/06/2023	Replace gate	
2870	10/06/2023	10/06/2023	6455 - General Maintenance		Walker, Robert	270.00	127459	10/06/2023	watering grassy areas	
15594	11/06/2023	11/06/2023	6455 - General Maintenance		T. Fry Make Ready	75.00	127500	11/07/2023	Gate Repair	
98330-1-6	12/06/2023	12/07/2023	6455 - General Maintenance		Gifford's Roofing & Construction LLC	100.00	127537	12/06/2023	corner trim removed and replaced	
2921	12/06/2023	12/07/2023	6455 - General Maintenance		Walker, Robert	75.00	127541	12/06/2023	Bulk Trash	
						9,922.46				
6470 - Insurance										
WPP198784400	01/10/2023	01/10/2023	6470 - Insurance		AmTrust North America	979.40	127007	01/11/2023	Monthly Insurance Premium	
	02/08/2023	02/08/2023	6470 - Insurance		AmTrust North America	979.40	127065	02/09/2023	Monthly Insurance Premium	
31047395	03/06/2023	03/06/2023	6470 - Insurance		AmTrust North America	979.40	127101	03/06/2023	Insurance Payment	
31047395	04/11/2023	04/11/2023	6470 - Insurance		AmTrust North America	1,132.40	127179	04/11/2023	Insurance Payment	
WPP1987844 00	05/09/2023	05/09/2023	6470 - Insurance		AmTrust North America	1,132.40	127224	05/09/2023	Commercial Lines	
WPP1987844 00	06/02/2023	06/02/2023	6470 - Insurance		AmTrust North America	1,132.40	127251	06/02/2023	Commercial Lines	
WPP1987844 00	06/30/2023	06/30/2023	6470 - Insurance		AmTrust North America	1,132.40	127297	06/30/2023	Commercial Lines	
CAP1567927	09/20/2023	10/10/2023	6470 - Insurance		United States Liability Insurance Compan	463.80	Bank Draft	10/10/2023	Monthly Insurance Premium	
31047395	09/29/2023	10/14/2023	6470 - Insurance		AmTrust North America	1,219.10	Bank Draft	10/13/2023	Monthly Insurance Premium	
31047395	11/16/2023	11/16/2023	6470 - Insurance		AmTrust North America	1,234.10	Drafted/Echeck	11/16/2023	Monthly Insurance	
WPP1987844 01	12/19/2023	12/19/2023	6470 - Insurance		AmTrust North America	1,234.10	Drafted	12/19/2023	Monthly Insurance Bill	
FID0101862	12/22/2023	12/22/2023	6470 - Insurance		RLI Surety	201.00	ACH	12/22/2023	Monthly Insurance	
						11,819.70				
6471 - Transfer to Reserves										
	01/01/2023	01/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	126989	01/03/2023	January 2023 - Transfer to Reserves	
	02/01/2023	02/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127287	02/01/2023	February 2023 - Transfer to Reserves	
	03/01/2023	03/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127288	03/01/2023	March 2023 - Transfer to Reserves	
	04/01/2023	04/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127146	04/04/2023	April 2023 - Transfer to Reserves	
	05/01/2023	05/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127289	06/22/2023	May 2023 - Transfer to Reserves	
	06/01/2023	06/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127289	06/22/2023	June 2023 - Transfer to Reserves	
	07/01/2023	07/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127301	07/05/2023	July 2023 - Transfer to Reserves	
	08/01/2023	08/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127366	08/07/2023	August 2023 - Transfer to Reserves	
	09/01/2023	09/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127395	09/04/2023	September 2023 - Transfer to Reserves	
	10/01/2023	10/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127463	10/06/2023	October 2023 - Transfer to Reserves	
	11/01/2023	11/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127480	11/01/2023	November 2023 - Transfer to Reserves	
	12/01/2023	12/01/2023	6471 - Transfer to Reserves		Oakridge Owners' Association	419.40	127526	12/04/2023	December 2023 - Transfer to Reserves	
						5,032.80				
6475 - Lawn/Property Maintenance										
4801	01/02/2023	01/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	126998	01/06/2023	Monthly Lawn Maintenance	
4933	02/07/2023	02/07/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127060	02/07/2023	Mow, Edge, Weedeat	
4977	03/07/2023	03/07/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127110	03/07/2023	Mow, Edge, Weedeat	
5026	04/06/2023	04/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127164	04/06/2023	Monthly Mow, Edge, Weedeat - March	
2730	04/06/2023	04/06/2023	6475 - Lawn/Property Maintenance		Walker, Robert	45.00	127170	04/06/2023	Trash pick up - March	
5103	05/05/2023	05/05/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127214	05/08/2023	Lawn Care - April	
5183	06/06/2023	06/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127265	06/07/2023	May's lawn care	
5267	07/06/2023	07/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127320	07/07/2023	Lawn care Services - June	
5250	07/06/2023	07/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	80.00	127320	07/07/2023	Purchased 2 Water hose's and Sprinklers for lawn	
5348	08/04/2023	08/04/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127360	08/07/2023	Lawn Service - July	
5423	09/07/2023	09/07/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127405	09/07/2023	Lawn care - August	
5491	10/06/2023	10/06/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127455	10/06/2023	Lawn care - September	
5568	11/05/2023	11/15/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127497	11/07/2023	Monthly Landscaping	
5628	12/06/2023	12/07/2023	6475 - Lawn/Property Maintenance		Lopez Boyz	350.00	127540	12/06/2023	November Lawn care	
						4,325.00				
6531 - Special Projects										
95968-1	06/30/2023	06/30/2023	6531 - Special Projects		Integrity Commercial Maintenance and Construction Services	4,700.00	127295	06/30/2023	Fence Staining/Repair	
6540 - Management Fee										
	01/09/2023	01/09/2023	6540 - Management Fee		Beal Properties	400.00	127002	01/09/2023	Management Fee for 01/2023	
	02/01/2023	02/01/2023	6540 - Management Fee		Beal Properties	400.00	127063	02/08/2023	Management Fee for 02/2023	
	03/02/2023	03/02/2023	6540 - Management Fee		Beal Properties	400.00	127118	03/09/2023	Management Fee for 03/2023	
	04/10/2023	04/10/2023	6540 - Management Fee		Beal Properties	400.00	127176	04/10/2023	Management Fee for 04/2023	
	05/09/2023	05/09/2023	6540 - Management Fee		Beal Properties	400.00	127225	05/10/2023	Management Fee for 05/2023	
	06/07/2023	06/07/2023	6540 - Management Fee		Beal Properties	400.00	127255	06/07/2023	Management Fee for 06/2023	
	07/05/2023	07/05/2023	6540 - Management Fee		Beal Properties	400.00	127311	07/07/2023	Management Fee for 07/2023	
	08/03/2023	08/03/2023	6540 - Management Fee		Beal Properties	400.00	127352	08/07/2023	Management Fee for 08/2023	
	09/07/2023	09/07/2023	6540 - Management Fee		Beal Properties	400.00	127401	09/07/2023	Management Fee for 09/2023	
	10/05/2023	10/05/2023	6540 - Management Fee		Beal Properties	400.00	127446	10/06/2023	Management Fee for 10/2023	
	11/06/2023	11/06/2023	6540 - Management Fee		Beal Properties	400.00	127488	11/07/2023	Management Fee for 11/2023	
	12/06/2023									

26479	01/12/2023	01/12/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127017	01/12/2023	regular pest control service
26627	02/10/2023	02/10/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127071	02/13/2023	Monthly Exterior Pest Control
26774	03/07/2023	03/07/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127116	03/07/2023	Monthly Exterior Service - roaches and ants
26912	04/09/2023	04/06/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127162	04/06/2023	Monthly Exterior Service
27059	05/08/2023	05/08/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127212	05/08/2023	Monthly Exterior Service
27201	06/06/2023	06/06/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127263	06/07/2023	Monthly Exterior Service
27352	07/06/2023	07/06/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127318	07/07/2023	Regular Services
27511	08/04/2023	08/04/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127358	08/07/2023	Monthly Exterior Services- July
27671	09/07/2023	09/07/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127403	09/07/2023	Monthly Exterior Service
27850	10/06/2023	10/06/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127453	10/06/2023	Regular Service
28003	10/31/2023	10/31/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127495	11/07/2023	Monthly Pest Control
28160	12/06/2023	12/07/2023	6695 - Pest Control	Joe Loudat DBA/	64.95	127538	12/06/2023	Monthly Pest Control
					779.40			
6701 - Porter Service								
2839	08/05/2023	08/05/2023	6701 - Porter Service	Walker, Robert	225.00	127364	08/07/2023	July Porter Service
6705 - Professional Fees								
223935	10/18/2023	10/18/2023	6705 - Professional Fees	Thompson, Derrig and Craig, P.C.	255.00	127501	11/07/2023	Federal Tax Prep
6810 - Utilities								
	01/10/2023	01/17/2023	6810 - Utilities	Bryan Texas Utilities	613.45	127008	01/11/2023	2101 Barak Ln
	01/10/2023	01/17/2023	6810 - Utilities	Bryan Texas Utilities	18.44	127008	01/11/2023	2101 Barak Ln
	01/10/2023	01/17/2023	6810 - Utilities	Bryan Texas Utilities	19.58	127008	01/11/2023	2101 Barak Ln
	02/08/2023	02/08/2023	6810 - Utilities	Bryan Texas Utilities	792.67	127066	02/09/2023	2101 Barak Ln
	02/08/2023	02/08/2023	6810 - Utilities	Bryan Texas Utilities	18.44	127066	02/09/2023	2101 Barak Ln
	02/08/2023	02/08/2023	6810 - Utilities	Bryan Texas Utilities	19.78	127066	02/09/2023	2101 Barak Ln
	02/08/2023	02/08/2023	6810 - Utilities	Bryan Texas Utilities	19.88	127102	03/06/2023	2101 Barak Ln
2062752	03/06/2023	03/06/2023	6810 - Utilities	Bryan Texas Utilities	733.34	127102	03/06/2023	2101 Barak Ln
2062744	03/06/2023	03/06/2023	6810 - Utilities	Bryan Texas Utilities	18.44	127102	03/06/2023	2101 Barak Ln
2062749	03/06/2023	03/06/2023	6810 - Utilities	Bryan Texas Utilities	748.17	127141	04/03/2023	2101 Barak Ln
2062744	04/03/2023	04/03/2023	6810 - Utilities	Bryan Texas Utilities	18.33	127141	04/03/2023	2101 Barak Ln
2062749	04/03/2023	04/03/2023	6810 - Utilities	Bryan Texas Utilities	19.47	127141	04/03/2023	2101 Barak Ln
2062752	04/03/2023	04/03/2023	6810 - Utilities	Bryan Texas Utilities	698.73	127203	05/03/2023	2101 Barak Ln
2062744	05/03/2023	05/03/2023	6810 - Utilities	Bryan Texas Utilities	18.22	127203	05/03/2023	2101 Barak Ln
2062749	05/03/2023	05/03/2023	6810 - Utilities	Bryan Texas Utilities	19.38	127203	05/03/2023	2101 Barak Ln
2062752	05/03/2023	05/03/2023	6810 - Utilities	Bryan Texas Utilities	707.38	127238	05/31/2023	2101 Barak Ln
2062744	05/31/2023	05/31/2023	6810 - Utilities	Bryan Texas Utilities	18.13	127238	05/31/2023	2101 Barak Ln
2062752	05/31/2023	05/31/2023	6810 - Utilities	Bryan Texas Utilities	18.95	127326	05/31/2023	2101 Barak Ln
2062744	07/03/2023	07/03/2023	6810 - Utilities	Bryan Texas Utilities	756.82	127326	07/07/2023	2101 Barak Ln
2062749	07/03/2023	07/03/2023	6810 - Utilities	Bryan Texas Utilities	18.02	127326	07/07/2023	2101 Barak Ln
2062752	07/03/2023	07/03/2023	6810 - Utilities	Bryan Texas Utilities	18.95	127326	07/07/2023	2101 Barak Ln
2062749	07/31/2023	07/31/2023	6810 - Utilities	Bryan Texas Utilities	17.91	127344	07/31/2023	2101 Barak Ln
2062744	07/31/2023	07/31/2023	6810 - Utilities	Bryan Texas Utilities	921.83	127344	07/31/2023	2101 Barak Ln
2062752	07/31/2023	07/31/2023	6810 - Utilities	Bryan Texas Utilities	18.86	127344	07/31/2023	2101 Barak Ln
2062744	09/08/2023	09/08/2023	6810 - Utilities	Bryan Texas Utilities	1,062.73	127428	09/08/2023	2101 Barak Ln
2062749	09/08/2023	09/08/2023	6810 - Utilities	Bryan Texas Utilities	18.02	127428	09/08/2023	2101 Barak Ln
2062752	09/08/2023	09/08/2023	6810 - Utilities	Bryan Texas Utilities	18.95	127428	09/08/2023	2101 Barak Ln
	09/22/2023	10/16/2023	6810 - Utilities	Bryan Texas Utilities	37.39	127473	10/12/2023	Monthly Utility Bill
	09/22/2023	10/16/2023	6810 - Utilities	Bryan Texas Utilities	1,017.62	127473	10/12/2023	Monthly Utility Bill
	10/23/2023	11/15/2023	6810 - Utilities	Bryan Texas Utilities	1,089.31	127478	10/31/2023	Monthly Utility Bill
	10/23/2023	11/15/2023	6810 - Utilities	Bryan Texas Utilities	37.60	127478	10/31/2023	Monthly Utility Bill
2062752	11/21/2023	12/13/2023	6810 - Utilities	Bryan Texas Utilities	38.02	127561	12/07/2023	Monthly Utility Bill
2062752	11/21/2023	12/13/2023	6810 - Utilities	Bryan Texas Utilities	925.54	127561	12/07/2023	Monthly Utility Bill
					10,518.15			
Total					54,008.48			



Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2023

2022 1 AV 0.498
OAKRIDGE OWNERS ASSOCIATION INC
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Account No

****4605

Page 1 of 5



STATEMENT SUMMARY TX Business Money Market Account No ****4605

12/01/2023	Beginning Balance		\$30,630.45
	2 Deposits/Other Credits	+	\$458.89
	0 Checks/Other Debits	-	\$0.00
12/31/2023	Ending Balance	31 Days in Statement Period	\$31,089.34
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/05/2023	Deposit	\$419.40
12/31/2023	Accr Earning Pymt Added to Account	\$39.49

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
12-01	\$30,630.45	12-05	\$31,049.85	12-31	\$31,089.34

EARNINGS SUMMARY

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

Interest Paid This Period	\$39.49	Annual Percentage Yield Earned	1.51 %
Interest Paid YTD	\$214.04	Days in Earnings Period	31

0000



103371 : 00202201

MEMBER FDIC



NYSE Symbol "PB"

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Oakridge HOA 2024 Annual Budget (Approved)

Account Name	2023 Actual	2023 Budget	2024 Budget
Income			
Late Fees\NSF Rent	2,415.00	0.00	0.00
Homeowners Association Dues	55,358.00	48,528.00	50,400.00
Prior Years Retained Earnings	0.00	0.00	6,700.00
Certified Letter Charge	-6.96	0.00	0.00
Special Assessment	275.00	0.00	0.00
Miscellaneous Deed Restriction Incom	2,007.26	0.00	0.00
Total Operating Income	60,048.30	48,528.00	57,100.00
Expense			
HOA Dues - Refund of Overpayment	150.00	0.00	0.00
Deed Restriction Expense	992.05	0.00	0.00
General Maintenance	9,922.46	4,700.00	10,000.00
Insurance	11,618.87	13,677.21	15,000.00
Transfer to Reserves	5,032.80	5,032.80	5,000.00
Lawn/Property Maintenance	4,325.00	7,500.00	5,000.00
Special Projects	4,700.00	0.00	6,200.00
Management Fee	4,800.00	4,800.00	4,800.00
Pest Control	779.40	800.00	800.00
Porter Service	225.00	0.00	0.00
Professional Fees	255.00	750.00	300.00
Utilities	10,518.15	8,400.00	10,000.00
Total Operating Expense	53,318.73	45,660.01	57,100.00
Total Operating Income	60,048.30	48,528.00	57,100.00
Total Operating Expense	53,318.73	45,660.01	57,100.00
NOI - Net Operating Income	6,729.57	2,867.99	0.00



January 16, 2024

Oakridge Condominiums Management Report

Delinquency Status: At the end of December, the total outstanding amount owed to the association was \$190.00. Two (2) accounts make up the total balance mainly consisting of unpaid assessments, and late fees that were charged to both accounts.

Beal Properties will continue actively following up with the delinquent account holders via phone, mail, and email to ensure that the accounts are addressed promptly and efficiently to collect the outstanding fees owed to the association.

Violation Report: In 2023, majority of the violations that were found and reported to the board mainly consisted of a damaged screen, an unauthorized wire that needed to be removed, exterior patio door framing needing to be painted, a blanket being attached to the siding, and landscaping needing to be maintained inside the patio area. 1st Warning letters were sent out to the homeowners of the units not in compliance. A few of the violations have been corrected, however there are some that are still needing to be resolved. Beal will continue to drive the complex every 2 weeks to report any and all violations to the board.

Maintenance Report. In 2023, Beal received approximately 31 service requests from homeowners that consisted of fence/gate repairs, exterior water leaks, trim repairs, concrete repairs, and minor electrical repairs. All of the service requests have been addressed and completed. In addition, Beal is currently working together with the board on future projects for the complex.

Completed projects:

Fence Re-staining/Repairs

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

Les Rice
 Real Properties
 les@realprop.com
 77840
 Office Ph: (979) 764-2500



CMA 1 - Line

Prepared By: Les Rice Listings as of 01/16/24 at 2:05 pm

Property Type is 'Residential' Status is one of 'Contingency Contract', 'Exclusive Agency' Status is 'Active' Status Contractual Search Date is 01/16/2024 to 01/16/2023 Status is 'Sold' Status Contractual Search Date is 01/16/2024 to 01/16/2023 Street Number Search is 2101 Street Name is like 'barak*' Subdivision Code is 'Oak Ridge Condos'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AVGSP/Sqft	Sold Date	SP%LP	DOM
23014025	2101 Barak Lane #13	13	2	1/1	NONE	Oak Ridge Condos	1980	1,048	\$143.13	\$150,000	\$150,000	\$143.13	12/18/2023	100.00	33
# LISTINGS:		1	Medians:				1980	1,048	\$143.13	\$150,000	\$150,000	\$143.13		100.00	33
			Minimums:				1980	1,048	\$143.13	\$150,000	\$150,000	\$143.13		100.00	33
			Maximums:				1980	1,048	\$143.13	\$150,000	\$150,000	\$143.13		100.00	33
			Averages:				1980	1,048	\$143.13	\$150,000	\$150,000	\$143.13		100.00	33

Quick Statistics (1 Listing Total)					
	Min	Max	Average	Median	
List Price	\$150,000	\$150,000	\$150,000	\$150,000	
Sold Price	\$150,000	\$150,000	\$150,000	\$150,000	

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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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan TX 77803-3274	CONTACT NAME: Michele Lane, CISR
	PHONE (A/C, No, Ext): 817-349-2240 FAX (A/C, No): 817-347-6981 E-MAIL ADDRESS: mlane@higginbotham.net
License#: 2081754 OAKRIDG-04	INSURER(S) AFFORDING COVERAGE NAIC #
INSURED Oak Ridge Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	INSURER A: Wesco Insurance Company 25011 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 1302393449 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			WPP1987844 01	9/19/2023	9/19/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTIONS \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES [ACORD 104, Additional Remarks Schedule, may be attached if more space is required]
 Location: 2101 Barak Lane, Bryan TX 77802

The General Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

CERTIFICATE HOLDER For Information Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
9/19/2023

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 DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274		PHONE (A/C, No, Ext): 817-349-2240	COMPANY Wesco Insurance Company	
FAX (A/C, No): 817-347-6981		E-MAIL ADDRESS: mlane@higginbotham.net		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #:		License#: 2081754		
INSURED Oak Ridge Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		LOAN NUMBER	POLICY NUMBER WPP1987844 01	
		EFFECTIVE DATE 09/19/2023	EXPIRATION DATE 09/19/2024	CONTINUED UNTIL TERMINATED IF CHECKED <input type="checkbox"/>
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 2101 Barak Lane, Bryan TX 77802 Buildings 1,2,3
--

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	PERILS INSURED	BASIC	BROAD	X	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS							
Building 1						1,548,322	1,000
Building 2						1,050,044	1,000
Building 3						1,050,044	1,000
Replacement Cost							
Special (including theft)							
Blanket Limit - Walls out only						\$3,648,410	

REMARKS (Including Special Conditions)

28 Units Building Ordinance & Law coverage covered under the property expanded endorsement Mechanical Equipment Breakdown coverage Coinsurance - 100% Shell only Crime Coverages Limit Of Insurance Employee Theft \$25,000 Forgery Or Alteration \$25,000 See Attached...
--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS For Information Only	<input type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
	<input type="checkbox"/>	MORTGAGEE	<input type="checkbox"/>			
LOAN #						
AUTHORIZED REPRESENTATIVE 						