



Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

The Old Oaks Condominium Owners Association is requesting your attendance at the 2018 Annual Meeting to be held in the Lobby at BVP Management, Inc. / Century 21 Beal, Inc., office at 903 S. Texas Avenue, College Station, Texas 77840. (near Best Buy) on Thursday, April 5, 2018 at 6pm.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:00 pm, April 5, 2018. You can mail it to BVPM, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Terry Thigpin or Toni Myers, or fax it to (979) 764-0508 or email to c21hoa@century21bcs.com.

Agenda

- 1. Roll call, owners present and proxies. Determine if quorum
2. Proof of notice of meeting
3. Reading and approval of minutes of 2017 Annual Meeting
4. President's 2017 Report
5. 2017 Financials review, Delinquent HOA Dues Report, 2018 Budget, Sales Report
6. Drainage & Landscaping & Roofing issues & Wooden Walkways
7. Election or Reinstatement of Current Board Members
8. Maintenance issues
9. New business.
10. Adjournment

2018 Annual Meeting Proxy Statement

Know All by these Present: That I

Do hereby appoint:

or - Matt Solom Karen Quattlebaum Michael Lindo Elizabeth Greig Century 21 Beal

As agent for me, and in my name and stead to vote as my Proxy at the 2018 Annual Meeting of the Old Oaks Condominiums 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 April 5, 2018 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, Thursday, April 5, 2018. You can mail, fax, or email it to us. BVPM, 903 Texas Ave. South, College Station, TX 77840. (Fax: 979-764-0508); email: c21hoa@century21bcs.com

## **Minutes of Old Oaks Homeowner's Association Annual Meeting: April 26, 2017**

The annual meeting of the Old Oaks Condominium Owners Association was held at Century 21 Beal Inc/Training Room 404D University Dr, College Station, TX. The meeting was called to order by Matt Solom at 7:15 p.m. The following were those present for the meeting or signed a proxy:

### **Present for the Meeting (9)**

#01 Mary Bock  
#03 Helen Menn  
#07 Matt Solom (President)  
#11 Melba Ripple  
#12 Mike Lindo  
#13 Lindsey Eammons  
#14 Jeanne Mitchell  
#19 Helen Schifflerhauer  
#20 Karen Quattlebaum (Vice President)  
#22 Elizabeth Grieg  
#25 Chuck Haddick  
#27 Debbie Fiske  
#32 Royce Watson

### **Proxy (3)**

#23 Keith Bouis  
#28 Sidney Bouse  
#2 Karla Robinson

Toni Myers and Terry Thigpin with Century 21 were also present for the meeting.

A Quorum was present, so the Board was able to have the Annual Meeting. The previous Annual Meeting Minutes were read & accepted. Matt began with a brief overview of events since the last Annual Meeting:

-Siding & roofing project discussion – certain owners brought up issues that needed to be corrected (dryer vents not covered, nails not picked up, storm doors not re-hung correctly);

- Currently the sinking fund has \$13,250. Also, our insurance rates have gone down significantly with the residing & re-roofing of the complex and being 5 years past the fire.

-erosion is a big issue – especially in the driveway area by the dumpster. Mike met with a contractor who would do the whole job for ~\$5,000.00

-Board members along with volunteers from the Big Event participated in a clean up around the complex. Brush was trimmed back as well as re-stripping most of the parking lot. Thanks to all workers and organizers of the Big Event for all their service.

Meeting Adjourned: 8:48 p.m.

Minutes prepared by Karen Quattlebum

**OLD OAKS CONDOMINIUM OWNERS ASSOCIATION**  
**Board Meeting**  
**July 31, 2017**

The meeting was called to order by Matt Solom at 6:00pm. President Matt Solom, Secretary Karen Quattlebaum, and member at large Mike Lindo. Terry Thigpin was in attendance for Century 21/BVPM. Owner Mary Bock (#1) was also in attendance.

**Agenda Items:**

- A. **Financials** – \$20,000 total available (\$5618. In reserve account at end of June. No owner delinquent more than 2 months
- B. **Sales info:** 2 units have sold recently in the ~\$70,000 range. Both sold units were 2 story units
- C. **Awnings/Patio Covers (11-14)** Cleanup Crew bid – 2 options – metal corrugated or roof similar to other overhangs with shingles. Board votes to go with Metal awnings ~\$650/awning (\$487. Owner/\$163 HOA with a 75/25 split)
- D. **Erosion/Sinkhole** – No work to be done until Fall 2017. Possibly putting gambion bags in sinkhole. Oakwood has no idea on cost at the moment, but will be getting financing. Mary Bock was relieved to hear we were going to fix the erosion
- E. **Driveway repair** –the significant damage to the driveway needs to be replaced. We have a bid to do it all for ~\$3,000. – we need to do it all now.
- F. **Signage for Complex** – Signs to indicate where units are (29-32 left, 1-28 right). Also, we will also look into a map/diagram of the complex – similar to the mailbox area that was originally in front of #19. Bulletin board & lights.
- G. **The Black car in parking lot** – has not moved, will put tag on vehicle.
- H. **Dryer vent #8** – have to check & see if it is hooked up correctly
- I. **\$25,000 check from Super Siding** – did we deposit the check to cover issues from install
- J. **Tree in front of #20 (window) & one between 26/27** – tree guy says both need to come out – waiting until 2018 to consider the removal.
- K. **Dumpster** – contact COB & see about getting new dumpster – back top rail is bent. Also, side opening would be better.
- L. **Water behind 1-10** - Look into possibility of water/spigot behind 1-10 for watering purposes.

Meeting adjourned at 7:45 pm

Minutes prepared by Karen Quattlebaum

## OLD OAKS CONDOMINIUM OWNERS ASSOCIATION

### Board Meeting

December 12, 2017

The meeting was called to order by Matt Solom at 6:21pm. President Matt Solom, Secretary Karen Quattlebaum, and members at large Mike Lindo & Elizabeth Grieg. Toni Myers was in attendance for Century 21/BVPM.

#### Agenda Items:

- A. **Reading of previous meeting minutes** – Read & accepted with minor changes (driveway cost correction & check from Super Siding amount corrected)
- B. **Financials** – \$4914. In reserve account at end of November. No owner delinquent more than 2 months. Lindsey's (#13) fine is being fought – she wants proof she rented her unit for Game Day Housing.
- C. **Erosion/Sinkhole** – Oakwood has approved work to be done. Should start January 2018. We need to see what the plan is for the area behind Unit #1. The thought is they will be filling the hole behind #1 – but not sure.
- D. **Super Siding** – Matt has Ben (grandson) phone number, he gave it to Toni to try & reach them for discussion on reimbursement for the roofing repairs. C21 roofers indicated it was shoddy work on #21 & #20 ONLY.
- E. **Electrical Systems** – We need to get an electrician out to look at what the problem is (breaker is constantly tripped); also there is an electrical conduit on the side of #31 where wires are visible, near the AC unit & on the creekside. Toni will get a quote on getting the issue fixed
- F. **Rules & regulations update** – Yes, need to be updated with additional fines & specifically listing NO Game Day Housing allowed. Toni suggested we look at Cripple Creek's Rules & Regulations/Fines & Fees schedule.
- G. **Awnings 11 -14** – Awnings meet expectations; need to get contractor out to fix the weather stripping as was promised. The letters also need to be sent to the owners about reimbursement for the awnings (75% of the cost owner/25% HOA). We need to get Melba's (#11) floor.
- H. **Resident issues** – #21 – need to contact fire department about back deck & accumulation of stuff (fire hazard); They have also put a hole in the Hardi-Plank siding and spliced an extension cord into the front porch light fixture; #19 – health & welfare check – bugs; #27 – medical supply truck ok because it is NOT parked in complex any more.
- I. **Driveway & walkway maintenance**– There are several boards on the walkways in bad shape – one by #10/#19 is bowed; we need to replace board with pre-treated/sealed wood in the future; also look into the possibility of sealing the walkways (after powerwashing them);
- J. **Community map/Bulletin Board** – Toni will get an estimate.
- K. **New Business** – Email owners about Fire Extinguisher recall;

Meeting adjourned at 7:40 pm

Minutes prepared by Karen Quattlebaum

## Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2017 to 12/31/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	175.00	0.23	175.00	0.23
Homeowners Association Dues	74,961.59	99.77	74,961.59	99.77
<b>Total Operating Income</b>	<b>75,136.59</b>	<b>100.00</b>	<b>75,136.59</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	1,333.36	1.77	1,333.36	1.77
General Maintenance	7,993.48	10.64	7,993.48	10.64
Insurance	8,465.71	11.27	8,465.71	11.27
Transfer to Reserves	6,688.00	8.90	6,688.00	8.90
Legal Fees	75.00	0.10	75.00	0.10
Lawn/Property Maintenance	7,731.56	10.29	7,731.56	10.29
Maintenance Supplies	49.98	0.07	49.98	0.07
Management Fee	4,800.00	6.39	4,800.00	6.39
Mortgage/Note Payment	19,270.75	25.65	19,270.75	25.65
Office Expenses	18.04	0.02	18.04	0.02
Parking Lot Repair	5,259.00	7.00	5,259.00	7.00
Pest Control	2,240.84	2.98	2,240.84	2.98
Plumbing Expense	811.88	1.08	811.88	1.08
Porter Service	260.00	0.35	260.00	0.35
Professional Fees	320.00	0.43	320.00	0.43
Roofing Expense	115.00	0.15	115.00	0.15
Sign Expense	120.73	0.16	120.73	0.16
Trash Pick-up	77.07	0.10	77.07	0.10
Utilities	11,358.52	15.12	11,358.52	15.12
<b>Total Operating Expense</b>	<b>76,988.92</b>	<b>102.47</b>	<b>76,988.92</b>	<b>102.47</b>
<b>NOI - Net Operating Income</b>	<b>-1,852.33</b>	<b>-2.47</b>	<b>-1,852.33</b>	<b>-2.47</b>
Total Income	75,136.59	100.00	75,136.59	100.00
Total Expense	76,988.92	102.47	76,988.92	102.47
<b>Net Income</b>	<b>-1,852.33</b>	<b>-2.47</b>	<b>-1,852.33</b>	<b>-2.47</b>
<b>Other Items</b>				
Prepayments	2,462.00		2,462.00	
<b>Net Other Items</b>	<b>2,462.00</b>		<b>2,462.00</b>	
<b>Cash Flow</b>	<b>609.67</b>		<b>609.67</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	5,027.41		5,027.41	
Beginning Cash + Cash Flow	5,637.08		5,637.08	
Actual Ending Cash	6,325.08		6,325.08	

## Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2017 - 12/31/2017

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
<b>4600 - Homeowners Association Dues</b>						
	06/06/2017	18	K & K Family Trust	305.00	120380	K & K Family Trust, Old Oaks Condos - 18: Move Out Refund
	07/11/2017	29	Carlos & Lorna Guerra	383.00	120379	Carlos & Lorna Guerra, Old Oaks Condos - 29: Move Out Refund
				688.00		
<b>6390 - Electrical Repairs</b>						
10782	03/09/2017		Constant Current Electric	160.10	110460	INSTALL NEW PHOTOCELL
10848	05/04/2017		Constant Current Electric	496.95	120031	removed 400 watt ballas kit and lamp supplied and installed new led
10865	05/22/2017		Constant Current Electric	168.55	120088	Installed new light
11022	09/12/2017		Constant Current Electric	119.00	120499	Trouble shoot nightlights - found tripped breaker. Reset breaker
11050	10/03/2017		Constant Current Electric	241.93	120558	Replaced bulb near #15
11055	10/03/2017		Constant Current Electric	146.83	120558	Replaced breaker in control lights.
				1,333.36		
<b>6455 - General Maintenance</b>						
1466	01/04/2017		T. Fry Make Ready	820.48	110258	deck repairs
1486	01/04/2017		T. Fry Make Ready	509.85	110258	replaced damaged celing in bedroom due to water damage before roof was replaced unit 30
1577	02/06/2017		T. Fry Make Ready	45.81	110352	clean deck from siding work
1053	04/06/2017		Robert Walker	25.00	110560	reattach loose fence pickets
8811	05/03/2017		Clean Up Crew	45.00	120029	repaired loose handrails by unit 32
1946	06/06/2017		T. Fry Make Ready	208.90		Deck repairs, rebuilt new handrail
1961	06/06/2017		T. Fry Make Ready	86.24		Installed exterior dryer vent
1977	06/06/2017		T. Fry Make Ready	80.41		Repair support boards under walkway
1103	06/06/2017		Robert Walker	45.00	120182, 120182, 120187	Serviced dog station by the dumpster
10913	07/03/2017		Constant Current Electric	205.06	120279	Replaced lighting fixture near #18
8859	07/03/2017		Clean Up Crew	560.74	120260	Deck work at OLD Oaks #19
8952	08/29/2017		Clean Up Crew	54.13	120420	Reattached dryer vent #8
11644	09/06/2017		Lopez Boyz	160.00	120467	OO21 Tarps on roof to prevent rain from entering
11643	09/06/2017		Lopez Boyz	250.00	120467	OO#20 Tarped roof due to rain entering unit
9035	09/20/2017		Clean Up Crew	943.94	120508	21 repair ceiling from water leak

## Expense Distribution Report

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
8972	09/27/2017		Clean Up Crew	3,680.50		120526 installed 4 awnings at back patio 11x6
9140	10/05/2017		T. Fry Make Ready	50.41		120568 Put plastic on ceiling #20
9010	10/05/2017		T. Fry Make Ready	70.00		120568 Secured boards throughout complex
9203	11/06/2017		T. Fry Make Ready	80.82		120654 Replaced rotten board in walk way and trimmed trees in driveway.
				7,922.29		

### 6470 - Insurance

TXH-593383	01/05/2017		IPFS Corporation	723.51		110240 INSURANCE
txh-593383	03/03/2017		IPFS Corporation	723.51		110427 insurance
txh-593383	03/09/2017		IPFS Corporation	759.69		110466 insurance
txh-593383	03/17/2017		IPFS Corporation	723.51		110489 INSURANCE
TXH-593383	06/06/2017		IPFS Corporation	759.69		120184 Monthly Insurance
TXH-593383	06/23/2017		IPFS Corporation	759.69	120219, 120219, 120222	Old Oaks Insurance
TXH-593383	07/06/2017		IPFS Corporation	723.51		120281 Monthly Insurance
TXH-593383	08/07/2017		IPFS Corporation	723.51		120375 Monthly Insurance
TXH-593383	09/06/2017		IPFS Corporation	723.51		120481 Monthly Insurance
TXH-593383	10/11/2017		IPFS Corporation	687.33		120592 Monthly Insurance
001	12/20/2017		Farmers Insurance Exchange	1,158.25		120783 1st insurance payment
				8,465.71		

### 6471 - Transfer to Reserves

	01/01/2017		Old Oaks	464.00		110245 January 2017 - Transfer to Reserves
	02/01/2017		Old Oaks	464.00		110300 February 2017 - Transfer to Reserves
	03/01/2017		Old Oaks	464.00		110410 March 2017 - Transfer to Reserves
	04/01/2017		Old Oaks	464.00		110521 April 2017 - Transfer to Reserves
	05/01/2017		Old Oaks	464.00		120002 May 2017 - Transfer to Reserves
	06/01/2017		Old Oaks	464.00		120112 June 2017 - Transfer to Reserves
	07/01/2017		Old Oaks	464.00		120248 July 2017 - Transfer to Reserves
	08/01/2017		Old Oaks	688.00		120325 August 2017 - Transfer to Reserves
	09/01/2017		Old Oaks	688.00		120440 September 2017 - Transfer to Reserves
	10/01/2017		Old Oaks	688.00		120535 October 2017 - Transfer to Reserves
	11/01/2017		Old Oaks	688.00		120630 November 2017 - Transfer to Reserves
	12/01/2017		Old Oaks	688.00		120721 December 2017 - Transfer to Reserves

6,688.00



## Expense Distribution Report

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
<b>6473 - Legal Fees</b>						
13612	11/13/2017		The Rife Law Firm	75.00	120683	Conference about game day rental fines
<b>6475 - Lawn/Property Maintenance</b>						
27029	01/04/2017		Ruffino Lawn Maintenance	541.25	110234	lawn service for december
27307	02/06/2017		Ruffino Lawn Maintenance	622.44	110335	monthly lawn care and cleaned drain
27554	03/06/2017		Ruffino Lawn Maintenance	541.24	110445	monthly lawn maintenance
27905	04/06/2017		Ruffino Lawn Maintenance	541.25	110558	monthly lawn maint
28250	05/04/2017		Ruffino Lawn Maintenance	541.25	120041	monthly lawn maint
11278	05/05/2017		Lopez Boyz	45.00	120037	cut branches around security light
28655	06/06/2017		Ruffino Lawn Maintenance	622.44	120180	Monthly lawn maintenance
29058	07/03/2017		Ruffino Lawn Maintenance	541.25	120273	Old Oaks Monthly Lawn Service
29497	08/03/2017		Ruffino Lawn Maintenance	541.25	120356	Monthly Lawn Service
11514	08/03/2017		Lopez Boyz	100.00	120354	Remove tree that had fallen
29947	09/05/2017		Ruffino Lawn Maintenance	1,055.44	120472	Monthly Lawn Service
11639	09/06/2017		Lopez Boyz	250.00	120467	11-14 Tarps over back door porch
30369	10/03/2017		Ruffino Lawn Maintenance	541.25	120567	Monthly Lawn Service
11754	10/05/2017		Lopez Boyz	55.00	120565	removed broken branches from #30-32
11756	10/05/2017		Lopez Boyz	55.00	120565	trimmed trees from power line #22
11757	10/05/2017		Lopez Boyz	55.00	120565	cut limbs #26/27/28
30801	11/03/2017		Ruffino Lawn Maintenance	541.25	120653	monthly lawn service
31224	12/07/2017		Ruffino Lawn Maintenance	541.25	120758	lawn service
				7,731.56		

### 6520 - Maintenance Supplies

03/09/2017	HD Supply Facilities Maintenance	49.98	110461	doggie bags
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### 6540 - Management Fee

01/04/2017	BVP Management, Inc.	400.00	110211	Management Fee for 01/2017
02/02/2017	BVP Management, Inc.	400.00	110308	Management Fee for 02/2017
03/02/2017	BVP Management, Inc.	400.00	110422	Management Fee for 03/2017
04/05/2017	BVP Management, Inc.	400.00	110533	Management Fee for 04/2017
05/02/2017	BVP Management, Inc.	400.00	120014	Management Fee for 05/2017
06/07/2017	BVP Management, Inc.	400.00	120189	Management Fee for 06/2017

## Expense Distribution Report

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
	07/05/2017		BVP Management, Inc.	400.00	120238	Management Fee for 07/2017
	08/01/2017		BVP Management, Inc.	400.00	120321	Management Fee for 08/2017
	09/05/2017		BVP Management, Inc.	400.00	120435	Management Fee for 09/2017
	10/03/2017		BVP Management, Inc.	400.00	120531	Management Fee for 10/2017
	11/02/2017		BVP Management, Inc.	400.00	120622	Management Fee for 11/2017
	12/04/2017		BVP Management, Inc.	400.00	120717	Management Fee for 12/2017
				4,800.00		

### 6560 - Mortgage/Note Payment

1073608	01/31/2017		Prosperity Bank.	1,148.33	110292	First loan payment
1073608	02/09/2017		Prosperity Bank	964.04	110362	interest payment
1073608	03/09/2017		Prosperity Bank.	870.76	110464	interest payment
1073608	04/06/2017		Prosperity Bank.	914.30	110539	Renovation Loan interest payment
1073608	04/13/2017		Prosperity Bank.	964.04	110580	
0001073608	05/12/2017		Prosperity Bank	1,801.16	120064	Renovation Loan
	06/01/2017		Prosperity Bank.	1,801.16	120120	June 2017 - Siding Renovation Loan
	07/01/2017		Prosperity Bank.	1,801.16	120242	July 2017 - Siding Renovation Loan
	08/01/2017		Prosperity Bank.	1,801.16	120329	August 2017 - Siding Renovation Loan
	09/01/2017		Prosperity Bank.	1,801.16	120452	September 2017 - Siding Renovation Loan
	10/01/2017		Prosperity Bank.	1,801.16	120545	October 2017 - Siding Renovation Loan
	11/01/2017		Prosperity Bank.	1,801.16	120626	November 2017 - Siding Renovation Loan
	12/01/2017		Prosperity Bank.	1,801.16	120714	December 2017 - Siding Renovation Loan
				19,270.75		

### 6665 - Office Expenses

9153773344	05/05/2017		HD Supply Facilities Maintenance	18.04	120022	Parking Warning Tag Books
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### 6691 - Parking Lot Repair

673120	08/25/2017		Eliseo Castaneda	5,259.00	120417	Parking Lot repair at Old Oaks
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### 6695 - Pest Control

16056	01/05/2017		Joe Loudat DBA/	119.08	110225	21-32 MONTHLY PEST CONTROL
1686	02/06/2017		Joe Loudat DBA/	119.08	110327	monthly exterior pest control
1686	03/06/2017		Joe Loudat DBA/	119.08	110437	
1686	04/06/2017		Joe Loudat DBA/	119.08	110553	monthly pest control

## Expense Distribution Report

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
1868	05/04/2017		Joe Loudat DBA/	119.08		120034
16720	06/08/2017		Joe Loudat DBA/	173.21		120174 Monthly Pest Control Service
16827	07/03/2017		Joe Loudat DBA/	119.08		120267 Old Oaks HOA Monthly Pest Control
16964	08/03/2017		Joe Loudat DBA/	119.08		120352 Monthly Pest Control Service
17120	09/05/2017		Joe Loudat DBA/	119.08		120464 Monthly Pest Control Service
17287	10/03/2017		Joe Loudat DBA/	119.08		120562 Monthly Pest Control Service
Termite Warranty	11/03/2017		RP Lee Termite & Pest Control	757.75		120652 Old Oaks Annual Termite inspection and service
17415	11/06/2017		Joe Loudat DBA/	119.08		120659 Monthly Pest Control Service
17555	12/04/2017		Joe Loudat DBA/	119.08		120743 Monthly Pest Control Service
				2,240.84		

### 6700 - Plumbing Expense

1754	09/05/2017		Twin City Plumbing LLC	811.88	120475, 120475, 120504	Repaired 1 1/2 water leak on main line.
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### 6701 - Porter Service

0000148	01/03/2017		O'Neal Lawn Maintenance	27.07		110259 Hauled off old sliding glass door behind #27
003	01/05/2017		JOSEPH MYERS JR	80.00		110229 CLEAN UP TRASH DOG FECES AND CIG. BUTTS AROUND EACH BLDG
1037	03/06/2017		Robert Walker	50.00		110447 bulk pick up
1186	09/05/2017		Robert Walker	45.00		120477 Bulk pick up at Old Oaks
1213	09/05/2017		Robert Walker	30.00		120477 Bulk pick up at Old Oaks
1267	11/03/2017		Robert Walker	30.00		120656 Bulk Pick up
171025-01	11/06/2017		Mel Morgan	75.00		120651 Cleaned out area around dumpster and repaired fence

337.07

### 6705 - Professional Fees

191485	10/03/2017		Thompson, Derrig and Craig, P.C.	320.00		120569 2016 Tax return
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### 6750 - Roofing Expense

112120175	11/27/2017		OTR 2000/ On Top Roofing	115.00		120708 Remove tarp and repair roof #21
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### 6753 - Sign Expense

465-31999	09/06/2017		Fast Signs	120.73		120459 Old Oaks unit # directions sign
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### 6810 - Utilities

2062501	01/05/2017		Bryan Texas Utilities	74.90		110216
2325148	01/05/2017		Bryan Texas Utilities	825.39		110216

**Expense Distribution Report**

Reference	Bill Date	Unit	Payee	Amount	Check #	Description
2062501	02/06/2017		Bryan Texas Utilities	76.58	110316	
2325148	02/06/2017		Bryan Texas Utilities	845.16	110316	
2325148	03/06/2017		Bryan Texas Utilities	903.26	110430	utilities
2062501	03/06/2017		Bryan Texas Utilities	87.40	110430	
2325148	04/06/2017		Bryan Texas Utilities	858.14	110543	Utilities
2062501	04/06/2017		Bryan Texas Utilities	62.19	110543	Utilities
2062501	05/05/2017		Bryan Texas Utilities	50.68	120025	
2325148	05/05/2017		Bryan Texas Utilities	835.89	120025	Water
2062501	06/06/2017		Bryan Texas Utilities	47.89	120165	utilities
2325148	06/07/2017		Bryan Texas Utilities	850.11	120192	water
2062501	07/03/2017		Bryan Texas Utilities	42.59	120258	Old Oaks Utilities
2325148	07/06/2017		Bryan Texas Utilities	879.15	120258	utilities
2325148	08/03/2017		Bryan Texas Utilities	1,009.55	120339	utilities
2062501	08/03/2017		Bryan Texas Utilities	42.18	120339	utilities
2062501	09/06/2017		Bryan Texas Utilities	46.18	120455	utilities
2325148	09/06/2017		Bryan Texas Utilities	979.27	120455	utilities
2062501	10/03/2017		Bryan Texas Utilities	43.79	120552	utilities
2325148	10/03/2017		Bryan Texas Utilities	893.37	120552	utilities
2062501	11/06/2017		Bryan Texas Utilities	48.80	120639	utilities
2325148	11/06/2017		Bryan Texas Utilities	889.23	120639	utilities
2062501	12/04/2017		Bryan Texas Utilities	53.58	120737	utilities
2325148	12/04/2017		Bryan Texas Utilities	913.24	120737	utilities

11,356.52

77,605.73

**Total**

## Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2018 to 03/31/2018

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Late Fees\NSF Rent	105.00	0.51	105.00	0.51
Homeowners Association Dues	20,305.00	99.49	20,305.00	99.49
<b>Total Operating Income</b>	<b>20,410.00</b>	<b>100.00</b>	<b>20,410.00</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	2,414.85	11.83	2,414.85	11.83
Insurance	3,462.75	16.97	3,462.75	16.97
Transfer to Reserves	2,064.00	10.11	2,064.00	10.11
Legal Fees	137.50	0.67	137.50	0.67
Lawn/Property Maintenance	1,623.75	7.96	1,623.75	7.96
Management Fee	1,200.00	5.88	1,200.00	5.88
Mortgage/Note Payment	5,403.48	26.47	5,403.48	26.47
Pest Control	357.24	1.75	357.24	1.75
Porter Service	14.99	0.07	14.99	0.07
Utilities	2,718.03	13.32	2,718.03	13.32
<b>Total Operating Expense</b>	<b>19,396.59</b>	<b>95.03</b>	<b>19,396.59</b>	<b>95.03</b>
<b>NOI - Net Operating Income</b>	<b>1,013.41</b>	<b>4.97</b>	<b>1,013.41</b>	<b>4.97</b>
Total Income	20,410.00	100.00	20,410.00	100.00
Total Expense	19,396.59	95.03	19,396.59	95.03
<b>Net Income</b>	<b>1,013.41</b>	<b>4.97</b>	<b>1,013.41</b>	<b>4.97</b>
<b>Other Items</b>				
Prepayments	810.00		810.00	
<b>Net Other Items</b>	<b>810.00</b>		<b>810.00</b>	
<b>Cash Flow</b>	<b>1,823.41</b>		<b>1,823.41</b>	
Beginning Cash	6,325.08		6,325.08	
Beginning Cash + Cash Flow	8,148.49		8,148.49	
Actual Ending Cash	8,148.49		8,148.49	

## Expense Distribution Report

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

Payee: All

Bill Date Range: 01/01/2018 - 03/31/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6455 - General Maintenance</b>											
9144	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Clean Up Crew	2200	985.00	0.00	120820	01/08/2018	repaired ceiling due to leak #20
1320	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	61.13	0.00	120831	01/08/2018	winterize
9138	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Clean Up Crew	2200	623.52	0.00	120820	01/08/2018	repaired hole in hardie siding removed extension cord from light fixture
11193	02/04/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Constant Current Electric	2200	128.82	0.00	120914	02/06/2018	Inspected conduit issue, disconnected from A/C
1334	02/04/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	76.38	0.00	120920	02/06/2018	Treated wood walkways during freeze
12005	02/06/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Lopez Boyz	2200	85.00	0.00	120924	02/06/2018	Clean salt and cat liter from decks
1366	03/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	45.00	0.00	121015	03/07/2018	Repaired walkway boards, delivered poop bags
Old Oaks	03/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Mel Morgan	2200	135.00	0.00	121010	03/07/2018	Repaired and replaced boards on walk way
9216	03/06/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Clean Up Crew	2200	168.87	0.00	120996	03/07/2018	#22, replace broken post and runners, reattached 25's number
reimbursement	03/27/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Karen Quattlebaum	2200	111.13	0.00	121061	03/27/2018	Reimburse Karen for supplies for Big Event.
							2,419.85	0.00			

## 6470 - Insurance

F007527564-001-00001	01/31/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Farmers Insurance Exchange	2200	1,152.25	0.00	120883	01/31/2018	Monthly Insurance
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## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
F007527564-001-00001	02/13/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Farmers Insurance Exchange	2200	1,152.25	0.00	120945	02/13/2018	Monthly Insurance
F007527564-001-00001	03/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Farmers Insurance Exchange	2200	1,158.25	0.00	121001	03/07/2018	Monthly Insurance
							3,462.75	0.00			
<b>6471 - Transfer to Reserves</b>											
	01/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	120805	01/02/2018	January 2018 - Transfer to Reserves
	02/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	120888	02/02/2018	February 2018 - Transfer to Reserves
	03/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	120972	03/01/2018	March 2018 - Transfer to Reserves
							2,064.00	0.00			
<b>6473 - Legal Fees</b>											
14409	02/19/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	The Rife Law Firm	2200	137.50	0.00	120951	02/19/2018	Reviewed Declarations on Pest Control of interior units
<b>6475 - Lawn/Property Maintenance</b>											
31629	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Ruffino Lawn Maintenance	2200	541.25	0.00	120829	01/08/2018	monthly lawn care
31949	02/04/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Ruffino Lawn Maintenance	2200	541.25	0.00	120918	02/06/2018	monthly lawn service
32271	03/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Ruffino Lawn Maintenance	2200	541.25	0.00	121012	03/07/2018	Monthly Lawn Maintenance
							1,623.75	0.00			
<b>6540 - Management Fee</b>											
	01/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120796	01/02/2018	Management Fee for 01/2018
	02/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120885	02/02/2018	Management Fee for 02/2018

## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	03/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	120985	03/01/2018	Management Fee for 03/2018
							1,200.00	0.00			
<b>6560 - Mortgage/Note Payment</b>											
	01/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	120799	01/02/2018	January 2018 - Siding Renovation Loan
	02/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	120898	02/02/2018	February 2018 - Siding Renovation Loan
	03/01/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	120982	03/01/2018	March 2018 - Siding Renovation Loan
							5,403.48	0.00			
<b>6695 - Pest Control</b>											
17690	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	0.00	120825	01/08/2018	monthly pest control
17818	02/04/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	0.00	120916	02/06/2018	monthly pest control
17941	03/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	0.00	121006	03/07/2018	monthly pest control
							357.24	0.00			
<b>6701 - Porter Service</b>											
304004622	03/02/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	HD Supply Facilities Maintenance	2200	14.99	0.00	121003	03/07/2018	Fido bags for HOA's
<b>6810 - Utilities</b>											
2325148	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	847.73	0.00	120816	01/08/2018	Water
2062501	01/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	53.49	0.00	120816	01/08/2018	Electric
2062501	02/04/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	50.38	0.00	120909	02/06/2018	utilities
2325148	02/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	854.53	0.00	120909	02/06/2018	utilities
0001	02/15/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Keith Bouis	2200	10.00	0.00	120979	03/01/2018	Reimbursement for Utilities used



## Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
											during siding repairs
2325148	03/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	848.70	0.00	120994	03/07/2018	utilities
2062501	03/05/2018	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	53.20	0.00	120994	03/07/2018	utilities
							2,718.03	0.00			
<b>Total</b>							<b>19,401.59</b>	<b>0.00</b>			



# PROSPERITY BANK®

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Statement Date

3/31/2018

2503 1 AV 0.378

OLD OAKS CONDOMINIUM OWNERS ASSOC

Account No

RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

Page 1 of 4



1

### STATEMENT SUMMARY

TX Bus ProsPerfect MMA Account No 6097848

03/01/2018	Beginning Balance			\$10,764.03
	2 Deposits/Other Credits		+	\$689.57
	0 Checks/Other Debits		-	\$0.00
03/31/2018	Ending Balance	31	Days in Statement Period	\$11,453.60
	Total Enclosures			1

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/02/2018	Deposit	\$688.00
03/31/2018	Accr Earning Pymt Added to Account	\$1.57

### 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
03-01	\$10,764.03	03-02	\$11,452.03	03-31	\$11,453.60

### EARNINGS SUMMARY

\*\* Below is an Itemization of the Earnings paid this period. \*\*

Interest Paid This Period	\$1.57	Annual Percentage Yield Earned	0.16 %
Interest Paid YTD	\$3.71	Days in Earnings Period	31

9001

112131 : 00250301



**HOA DELIQUENCY**

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

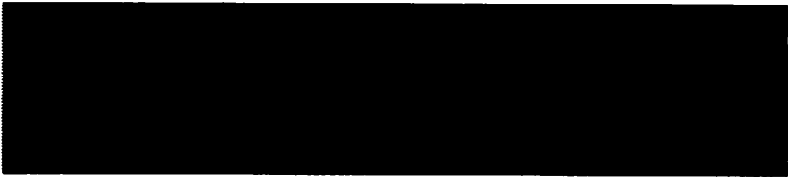
**Amount Owed In Account:** All

**Balance:** Greater than 430.00

<b>Unit</b>	<b>Name</b>	<b>30+</b>	<b>60+</b>	<b>90+</b>
<b>Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802</b>				
19	[REDACTED]	623.98	408.98	193.98
21	[REDACTED]	708.52	708.52	708.52
		<b>1,332.50</b>	<b>1,117.50</b>	<b>902.50</b>
<b>Total</b>		<b>1,332.50</b>	<b>1,117.50</b>	<b>902.50</b>



**Bob Walker**  
 Century 21 Real Estate  
 11111 Century 21 Way, Suite 100  
 Ft. Worth, TX 76116  
 Need a REALTOR? What About Me??



**CMA 1 - Line**

Prepared By: Bob Walker

Listings as of 04/02/18 at 9:03 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 04/02/2018 to 04/07/2017 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 04/02/2018 to 10/04/2017 Street Number Search is 3923 Street Name is like 'old oaks'

**Confidential**

Confidential Properties

#	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	DOM
16508	3923 Old Oaks Drive #12	12	2	1/-		Old Oaks Condos	2012	1,070	\$100.47	\$107,500	10
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>					2012	1,070	\$100.47	\$107,500	10
		<b>Minimums:</b>					2012	1,070	\$100.47	\$107,500	10
		<b>Maximums:</b>					2012	1,070	\$100.47	\$107,500	10
		<b>Averages:</b>					2012	1,070	\$100.47	\$107,500	10

Properties

#	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
12423	3923 Old Oaks Drive #29	29	2	1/1		Old Oaks Condos	1978	1,165	\$64.38	\$75,000	\$71,000	\$60.94	06/30/2017	94.67	130
13314	3923 Old Oaks Drive #16	16	2	1/1	NONE	Old Oaks Condos	1978	1,165	\$64.38	\$75,000	\$76,115	\$65.33	04/21/2017	101.49	39
14006	3923 Old Oaks Drive #18	18	2	1/-		Old Oaks Condos	1978	1,165	\$75.00	\$87,375	\$78,000	\$66.95	05/26/2017	89.27	53
<b># LISTINGS:</b>	<b>3</b>	<b>Medians:</b>					1978	1,165	\$64.38	\$75,000	\$76,115	\$65.33		94.67	53
		<b>Minimums:</b>					1978	1,165	\$64.38	\$75,000	\$71,000	\$60.94		89.27	39
		<b>Maximums:</b>					1978	1,165	\$75.00	\$87,375	\$78,000	\$66.95		101.49	130
		<b>Averages:</b>					1978	1,165	\$67.92	\$79,125	\$75,038	\$64.41		95.14	74

Quick Statistics ( 4 Listings Total )				
	Min	Max	Average	Median
List Price	\$75,000	\$107,500	\$86,219	\$81,188
Sold Price	\$71,000	\$78,000	\$75,038	\$76,115

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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.



Truck Insurance Exchange (A Reciprocal Insurer)  
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## POLICY DECLARATIONS - CONDO/TOWNHOME PREMIER POLICY

**Named Insured** OLD OAKS CONDOMINIUM OWNERS

**Mailing Address** 3923 OLD OAKS DR  
BRYAN, TX 77802-4729

**Policy Number** 60664-23-37

**Auditable**

**Policy Period** From 12-20-2017  
To 12-20-2018 12:01 A.M. Standard time at your mailing address shown above.

In return for the payment of premium and subject to all the terms of this policy, we agree with you to provide insurance as stated in this policy. We provide insurance only for those Coverages described and for which a specific limit of insurance is shown.

The following premium credits and discounts applied to the premium associated with this coverage part:  
**Favorable Loss Experience Discount**

There may be other credits and discounts you may be able to enjoy, please contact your agent for full details.

**Your Agent**

Randy Flasowski  
1001 University, #105  
College Station, TX 77840  
(979) 691-2534

Policy Number: 60664-23-37

Effective Date: 12-20-2017

**PROPERTY, INLAND MARINE AND CRIME COVERAGES AND LIMITS**

The following coverages apply to the described location and/or building. Please refer to the Base Coverages And Extensions section for other coverages and extensions applying at the policy level.

**Option:** BV - Blanket Value (see Base Coverage & Extensions for the total limit)  
**Valuation:** ACV - Actual Cash Value; AV - Agreed Value; RC - Replacement Cost;  
 ERC - Extended RC; FRC - Functional RC; GRC - Guaranteed RC  
**Abbreviation:** ALS = Actual Loss Sustained; BI = Business Income; EE = Extra Expense

Premises Number	Bldg. No.	Covered Premises Address	Mortgagee Name And Address
001	All	3923 Old Oaks Dr Bryan, TX 77802-4729	

Coverage	Option	Valuation	Limit Of Insurance	Deductible/ Waiting Period
Building		ERC	\$2,110,000	\$10,000
Accounts Receivables - On-Premises			\$5,000	\$10,000
Building - Automatic Increase Amount			8%	
Building Ordinance Or Law - 1 (Undamaged Part)			Included	None
Building Ordinance Or Law - 2 (Demolition Cost)			\$250,000	None
Building Ordinance Or Law - 3 (Increased Cost)			\$250,000	None
Debris Removal			25% Of Loss + 10,000	
Electronic Data Processing Equipment			\$10,000	\$10,000
Equipment Breakdown			Included	\$10,000
Equipment Breakdown - Ammonia Contamination			\$25,000	
Equipment Breakdown - Drying Out Coverage			Included	
Equipment Breakdown - Expediting Expenses			Included	
Equipment Breakdown - Hazardous Substances			\$25,000	
Equipment Breakdown - Water Damage			\$25,000	
Exterior Building Glass			Included	\$10,000
Outdoor Property			\$50,000	\$10,000
Outdoor Property - Trees, Shrubs & Plants (Per Item)			\$25,000	\$10,000
Personal Effects			\$2,500	\$10,000
Specified Property			\$10,000	\$10,000
Valuable Paper And Records - On-Premises			\$5,000	\$10,000
Windstorm Or Hail Percentage/Fixed Dollar Deductible				\$25,000

**PROPERTY, INLAND MARINE AND CRIME COVERAGE AND LIMITS OF INSURANCE**

The following Coverages and Extensions apply to all covered locations (premises) and/or buildings. Please refer to the individual location (premises) section for coverages and limits specific to such location (premises).

Base Coverage And Extensions	Limit of Insurance	Deductible/ Waiting Period
Accounts Receivables - Off-Premises	\$2,500	\$10,000
Association Fees And Extra Expense	\$100,000	
Crime Conviction Reward	\$5,000	None
Employee Dishonesty	\$10,000	\$500
Fire Department Service Charge	\$25,000	None
Fire Extinguisher Systems Recharge Expense	\$5,000	None
Forgery And Alteration	\$2,500	\$10,000
Limited Biohazardous Substance Coverage - Per Occurrence	\$10,000	\$10,000
Limited Biohazardous Substance Coverage - Aggregate	\$20,000	\$10,000
Limited Cov. - Fungi Wet Rot Dry Rot & Bacteria - Aggregate	\$15,000	\$10,000
Master Key	\$10,000	None
Master Key - Per Lock	\$100	None
Money And Securities - Inside Premises	\$10,000	\$500
Money And Securities - Outside Premises	\$10,000	\$500
Money Orders And Counterfeit Paper Currency	\$1,000	\$10,000
Newly Acquired Or Constructed Property	\$250,000	\$10,000
Outdoor Signs	\$50,000	\$500
Outdoor Signs - Per Sign	\$25,000	\$500
Personal Property At Newly Acquired Premises	\$100,000	\$10,000
Personal Property Off Premises	\$5,000	\$10,000
Premises Boundary	100 Feet	
Preservation Of Property	30 Days	
Unit Owners - Included With Building	Included	\$10,000
Valuable Paper And Records - Off-Premises	\$2,500	\$10,000
Water Damage Deductible		\$15,000

Policy Number: 60664-23-37

Effective Date: 12-20-2017

**LIABILITY AND MEDICAL EXPENSES  
COVERAGE AND LIMITS OF INSURANCE**

Each paid claim for the following coverage reduces the amount of insurance we provide during the applicable policy period. Please refer to the policy.

**Premium Basis:** (A) Area; (C) Total Cost; (P) Payroll; (S) Sales/Receipts; (U) Each Unit  
(M) Public Area Square Feet  
(O) Other:

**Covered Premises And Operations**

Address	Classification / Exposure	Class Code	Prem. Basis	Annual Exposure	Rate	Advance Premium
3923 Old Oaks Dr Bryan, TX 77802-4729	Condominiums / Townhomes	8641	Incl	Included	Included	Included



Policy Number: 60664-23-37

Effective Date: 12-20-2017

<b>LIABILITY AND MEDICAL EXPENSES COVERAGE AND LIMITS OF INSURANCE CONTINUED</b>	
<b>Coverage</b>	<b>Amount / Date</b>
General Aggregate (Other Than Products & Completed Operations)	\$2,000,000
Products And Completed Operations Aggregate	\$1,000,000
Personal And Advertising Injury	Included
Each Occurrence	\$1,000,000
Tenants Liability (Each Occurrence)	\$75,000
Medical Expense (Each Person)	\$5,000

Policy Number: 60664-23-37

Effective Date: 12-20-2017

Policy Forms And Endorsements Attached At Inception

Number	Title
25-2110	Work Comp Exclusion
25-6359	Notice Re Limited Excl Of Acts Of Terror
25-9200	Farmers Privacy Notice
51-1845ED2	Notice Of Accident Prevention Serv
56-5223ED5	Tx-Additional Conditions
56-6191	Cyber Liability & Data Breach Dec
E0104-ED1	Business Liab Cov-Tenants Liab
E0147-ED1	War Liability Exclusion
E2038-ED3	Conditional Exclusion Of Terrorism
E3015-ED2	Calculation Of Premium
E3024-ED3	Condominium Common Conditions
E3314-ED3	Condominium Liability Covg
E3331-ED2	Limitation Of Covg To Desig Premises
E3418-ED2	Condo Assoc Unit Covg End
E3422-ED3	Condominium Property Covg
E4299-ED1	Supplementary Payments
E6288-ED3	Excl-Building Conversions
E6326-ED3	Property Not Covered Endorsement
J6300-ED3	Discl Of Prem-Cert Act Of Terror
J6316-ED2	Excl Of Loss Due To Virus
J6347-ED1	Excl-Violation Of Statutes
J6350-ED1	Employee Dishonesty-Property Mgr
J6351-ED2	Limited Terrorism Exclusion
J6353-ED2	Change Of Limits Of Insurance
J6612-ED2	Equipment Breakdown Coverage End
J6829-ED1	Ltd Covg For Fungl, Wet/Dry Rot
J6833-ED2	Condominium Premier Package End
J6835-ED1	Water Damage Deductible
J6849-ED2	Deductible Provisions
J7110-ED1	Exclusion Confidential Info
J7125-ED1	Wind And Hail Fixed Dollar Ded
J7131-ED1	Dishonesty Excl-Tenant Vandal Excp
J7133-ED1	Limited Biohazardous Substance Cov
J7139-ED1	Bus Inc And Extr Exp-Prt Slwdwn Cov
S7663-ED1	Tx Chgs-Conditions Requiring Notice
S7665-ED3	Texas Changes
S7666-ED2	Tx Chgs-Condominium Law Provisions
W0392-ED2	Tx-Mold & Microorganism Excl
W2172-ED1	Texas Loss Pay Cond-Proft Ovrhd

**Policy Number:** 60664-23-37

**Effective Date:** 12-20-2017

**Policy Forms And Endorsements Attached At Inception**

Number	Title



Truck Insurance Exchange (A Reciprocal Insurer)  
Member Of The Farmers Insurance Group Of Companies®

Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367

## DECLARATIONS CYBER LIABILITY AND DATA BREACH RESPONSE COVERAGE

**THIS COVERAGE INCLUDES CLAIMS MADE AND REPORTED COVERAGES. SUBJECT TO ITS TERMS, THIS COVERAGE FORM'S CLAIMS MADE COVERAGES APPLY ONLY TO ANY CLAIM FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD OR THE OPTIONAL EXTENDED REPORTING PERIOD, IF APPLICABLE, PROVIDED SUCH CLAIM IS REPORTED IN WRITING TO THE COMPANY AS SOON AS PRACTICABLE. WITHOUT NEGATING THE FOREGOING REQUIREMENTS, SUCH NOTICE OF CLAIM MUST ALSO BE REPORTED NO LATER THAN 30 DAYS AFTER THE END OF THE POLICY PERIOD OR, IF APPLICABLE, DURING THE OPTIONAL EXTENDED REPORTING PERIOD. AMOUNTS INCURRED AS CLAIMS EXPENSES, WHICH INCLUDES DEFENSE COSTS, SHALL REDUCE AND MAY EXHAUST THE LIMIT OF LIABILITY AND ARE SUBJECT TO THE RETENTIONS. THE COMPANY SHALL NOT BE LIABLE FOR ANY CLAIMS EXPENSES OR FOR ANY JUDGMENT OR SETTLEMENT AFTER THE LIMIT OF LIABILITY HAS BEEN EXHAUSTED. PLEASE READ THE COVERAGE FORM CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT.**

**Named Insured** OLD OAKS CONDOMINIUM OWNERS

**Policy Number** 60664-23-37

**Mailing Address** 3923 OLD OAKS DR  
BRYAN, TX 77802-4729

**Policy Period** From: 12-20-2017  
To: 12-20-2018 12:01 A.M. Standard time at your mailing address shown above.

Retroactive Date: 12/20/2017

Continuity Date: 12/20/2017

**Optional Extension Period:**

Length of optional extension period: \_\_\_\_\_

If no time period is stated, optional extension period coverage is not provided.

**Cyber Extortion Hot Line:** 1-800-435-7764

**Policy Number:** 60664-23-37

**Effective Date:** 12-20-2017

<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Retention/Waiting Period</b>
Aggregate Limit of Liability	\$50,000	
Insuring Agreement A - Information Security & Privacy Liability	\$50,000	\$2,500
Insuring Agreement B - Privacy Breach Response Services	\$50,000/ 5,000 Notified Individuals	\$2,500/ 100 Notified Individuals
Insuring Agreement C - Regulatory Defense & Penalties	\$50,000	\$2,500
Insuring Agreement D - Website Media Content Liability	\$50,000	\$2,500
Insuring Agreement E - PCI Fines, Expenses And Costs	\$10,000	\$2,500
Insuring Agreement F - Cyber Extortion	\$50,000	\$2,500
Insuring Agreement G - First Party Data Protection	\$50,000	\$2,500
Insuring Agreement H - First Party Network Business Interruption Income Loss/Extra Expense Waiting Period	\$50,000	\$2,500  12 hours

**Policy Forms And Endorsements Attached At Inception**

<b>Number</b>	<b>Title</b>
25-9173 J7155-ED1 W2171-ED1	Cyber Liability - PH Letter Cyber Liability Coverage Form Cyber Liab - TX Amendatory Endor

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



W2171  
1st Edition

### TEXAS AMENDATORY ENDORSEMENT

This endorsement modifies insurance provided under the:

CYBER LIABILITY AND DATA BREACH RESPONSE COVERAGE FORM

**A. Section II. DEFENSE AND SETTLEMENT OF CLAIMS** is amended by the addition of the following:

**D.** The Company shall provide written notice to the "named insured" of an initial offer to settle or compromise a "claim" against the "insured", no later than 10 days after the date on which the offer to settle or compromise is made, unless the "named insured" advises us of such initial offer to settle or compromise the "claim". The Company shall also provide written notice to the "named insured" of the settlement of a "claim" against the "insured" no later than 30 days after the settlement.

**B. Section XVI. CANCELLATION** is deleted and replaced with the following:

**A.** The "named insured" may only cancel this Coverage Form by mailing to the Company written notice stating when, not less than 30 days thereafter, such cancellation shall be effective.

**B.** If this Coverage Form does not provide coverage to a governmental unit, as defined under 28 TEX. ADMIN. CODE, Section 5.7001 and:

1. Has been in effect for 60 days or less and is not a renewal, the Company may cancel this Coverage Form for any reason; or
2. Has been in effect for more than 60 days, the Company may only cancel this Coverage Form for one or more of the following reasons:
  - a. Fraud in obtaining coverage;
  - b. Failure to pay Premiums when due;
  - c. An increase in hazard within the "insured's" control that would produce a rate increase;
  - d. Loss of our reinsurance covering all or part of the risk covered by this Coverage Form; or
  - e. If the Company is placed in supervision, conservatorship, or receivership and the cancellation is approved or directed by the supervisor, conservator, or receiver.

**C.** If this policy provides coverage to a governmental unit, as defined under 28 TEX. ADMIN. CODE, Section 5.7001 and:

1. Has been in effect for less than 90 days, we may cancel this policy for any reason; or
2. Has been in effect for 90 days or more, or if it is a renewal or continuation of a policy issued by us, we may cancel this policy only for the following reasons:
  - a. If the first "named insured" does not pay the premium or any portion of the premium when due;
  - b. If the Texas Department of Insurance determines that continuation of this policy would result in violation of the Texas Insurance Code or any other law governing the business of insurance in Texas;
  - c. If the "named insured" submits a fraudulent claim; or
  - d. If there is an increase in the hazard within the control of the "named insured" which would provide an increase in rate.