

Plainsman Townhomes
2020 Annual Meeting



Saturday January 18th 2020

1:00 pm

Beal Properties Office

**903 S Texas Ave CS TX *www.bealbcshoa.com * 979-764-2500*



Beal Properties Inc.
903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

The Plainsman Association requests your attendance at the 2020 annual meeting to be held at the BVP Management office located at 903 S Texas Ave College Station TX 77840 on January 18th 2020 at 10:00am.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:00pm January 17^h 2020. You can mail the completed proxy (below) to Beal Properties Inc., 903 Texas Ave. S., College Station, Texas 77840, ATTN: Toni Myers, email to hoa@bealbcs.com or fax it to (979) 764-0508.

Agenda

1. Roll Call
2. Proof of meeting announcement
3. Approval of previous annual meeting minutes
4. Financial Reports - 2019 Financial Reports, 2020 Budget, Delinquent Report
5. Sales Report
6. Election or Reinstatement of Officers and Board
7. Old Business
8. New Business
9. Adjournment

2020 Annual Meeting Proxy Statement

Know All by these Present: That I Kristen Harrell

Do hereby appoint: _____
or: (circle one)

Erin Bostic

Sandy Boriski

JoAnn Johnson

Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting of the Sutters Mill Homeowner's Association, 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 2020 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Kristen Harrell
Owner

3812
Unit number(s)

Email Address

Current Phone Number

9. Adjournment

2020 Annual Meeting Proxy Statement

Know All by these Present: That I Tonya Swerman

Do hereby appoint: _____
or: (circle one)

Erin Bostic Sandy Boriski JoAnn Johnson Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting of the Sutters Mill Homeowner's Association, 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 2020 annual meeting and may be revoked by me in writing at any time prior to the meeting.

[Signature]
Owner

3814
Unit number(s)

tswerman@yahoo.com
Email Address

210 693 6360
Current Phone Number



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College Station, TX 77840
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or: (circle one)

Erin Bostic Sandy Boriski JoAnn Johnson Beal Properties

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Harshal Dekate
Owner

3808
Unit number(s)

harshaldekate@gmail.com
Email Address

832-474-8179
Current Phone Number

*Plainsman Townhomes
2020 Annual Meeting*



Saturday January 18th 2020

1:00 pm

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Erin Bostic Sandy Boriski JoAnn Johnson Beal Properties

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Owner

Unit number(s)

Email Address

Current Phone Number

Plainsman Special Meeting Minutes

Saturday, October 19, 2019

Beal Properties Office

Board Members in Attendance: Erin Bostic, President and Sandy Boriski, Treasurer

Beal Properties Representatives in Attendance: Toni Myers, HOA Director and Stacie Bone, HOA Director Assistant

Homeowners in Attendance: 3816, 3818, 3824, and 3828

Proxies Received: 3808, 3810, 3812, 3814, 3820, 3822, and 3826

Meeting called to order at 1:04 pm

Scott Kemp with Prosperity Bank discussed loan options with the board for the roofing project

Loan Terms:

- Total Borrowed: \$49,947.00 (90% of \$55,497.00), 60 months, 6%; the payment is roughly \$966/month.

Roof Project: \$60,163.00

Issues:

- Year-to-date roof patchwork has cost approximately \$3,000, so we're here to discuss roof replacement.
- Estimated insurance reimbursement for hail damage is \$6,182.49

Financials YTD:

- Total Operating Income: \$27,189.93
- Total Expense: \$24,287.06
- Cash Flow: \$2,724.26
- Reserve: \$7,410.51
- HOA Delinquency: 0

Board compared roofing bids, and all agreed to go with United Roofing bid for price, and history of roof maintenance being with United

New Roof Costs (United Roofing):

- Full Flat Roof = \$37,738.00
 - Optional Upgrade: 50 mil white membrane instead of 40 mil = \$3,068.00
 - 40 mil comes with 15-year warranty; 50 mil comes with 20-year warranty
- Shingles Roof = \$17,759.00
 - Recommended upgrade: Architectural Shingles = \$848.00
 - Extends manufacturer's warranty, increased wind resistance warranty, 10-year workmanship warranty, and more attractive shingle (for better curb-appeal)

Erin motioned to raise monthly dues by \$50.00 to help cover the cost of the roof. Terry Rowan seconds. Passed without opposition.

Dues are currently \$180/month, the increase will bring it to \$230/month – beginning January 1, 2020

Break-Down of the Math:

\$37,738 (TPO – Flat Roof)
+ \$17,759 (Shingle Roof)
+ \$848 (Architectural Shingle Upgrade)
+ \$750 (Estimated additional decking needed below shingles)
+ \$3,068 (Upgraded flat roof to 50 mil white membrane)
\$60,163.00 (Total needed for entire roofing project)
- \$49,947.00 (Bank Loan)
\$10,216.00 (To be paid up front by HOA Operating Account)

Current Funds = \$26,301.00

- \$10,216.00

\$16,085.00 (Left Over after 10% down payment)

All in attendance agreed to Harvest Gold for shingles color

Paul with United Roofing suggests starting the project with the Flat Roof and then moving to Shingles portion

Estimated start time: ~1 month from acceptance of bid with a minimum estimate of 2 weeks needed to complete the work

Future Preventative Measures: All satellites will be removed from the roof, and will not be re-installed per HOA Rules & Regulations.

There is to be no-one on the roof at any time, for any reason, without prior consent from the HOA Management Company and/or United Roofing. Any and all work, requiring someone on the roof, shall be approved through Beal Properties (who will notify United Roofing) BEFORE work begins – looking into possibility of adding signs on roof to say “No one allowed on roof without prior permission from HOA”. All vendors will be asked about knowledge of working on top of Duralast roofs before being given permission to do so.

Brazos Valley Recycling: The board reviewed an email from a homeowner, asking about recycling bins being placed in the complex. Although the service is inexpensive, the board thinks, that without a way to monitor the prevention of trash being dumped in it, it is not feasible at this time. The board will revisit this idea in the future.

Meeting Adjourned at 2:07 pm

Cash Flow

Beal Properties

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Insurance Reimbursement	7,987.32	9.46	7,987.32	9.46
Homeowners Association Dues	25,740.00	30.48	25,740.00	30.48
Miscellaneous Income	49,947.00	59.14	49,947.00	59.14
Insurance Reimbursment	786.59	0.93	786.59	0.93
Total Operating Income	84,460.91	100.00	84,460.91	100.00
Expense				
General Maintenance	832.53	0.99	832.53	0.99
Insurance	8,431.55	9.98	8,431.55	9.98
Transfer to Reserves	3,500.00	4.14	3,500.00	4.14
Lawn/Property Maintenance	4,011.12	4.75	4,011.12	4.75
Special Projects	23,765.20	28.14	23,765.20	28.14
Management Fee	3,000.00	3.55	3,000.00	3.55
Mortgage/Note Payment	967.62	1.15	967.62	1.15
Pest Control	889.57	1.05	889.57	1.05
Porter Service	60.00	0.07	60.00	0.07
Professional Fees	240.00	0.28	240.00	0.28
Roofing Expense	37,552.80	44.46	37,552.80	44.46
Utilities	8,341.11	9.88	8,341.11	9.88
Total Operating Expense	91,591.50	108.44	91,591.50	108.44
NOI - Net Operating Income	-7,130.59	-8.44	-7,130.59	-8.44
Total Income	84,460.91	100.00	84,460.91	100.00
Total Expense	91,591.50	108.44	91,591.50	108.44
Net Income	-7,130.59	-8.44	-7,130.59	-8.44
Other Items				
Prepayments	-423.51		-423.51	
Net Other Items	-423.51		-423.51	
Cash Flow	-7,554.10		-7,554.10	
Beginning Cash	16,166.86		16,166.86	
Beginning Cash + Cash Flow	8,612.76		8,612.76	
Actual Ending Cash	8,612.76		8,612.76	

Expense Distribution

Exported On: 01/17/2020 04:21 PM

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits						
	07/10/2019	Shawn Mitchell	180.00	625	07/10/2019	Shawn Mitchell, Plainsman Condos - 3820: Move Out Refund
6455 - General Maintenance						
9644	02/04/2019	Clean Up Crew	72.53	586	02/06/2019	#3806 roof leak - patched hole on roof & around shingles
1476	05/06/2019	Petty-Faldyn Property Repair LLC	50.00	609	05/06/2019	3808 Plainsman/ Leak detected under large A/C unit on roof
1481	09/08/2019	Lopez Boyz	85.00	636	09/08/2019	Clean Gutters
275635	12/05/2019	United Roofing & Sheetmetal, Inc.	625.00	654	12/06/2019	biannual gutter cleaning
			832.53			
6470 - Insurance						
1073-1589506-2	02/05/2019	AFS/IBEX A Division of MetaBank	626.19	585	02/06/2019	insurance
302047	02/05/2019	Dexter Insurance	2,671.84	587	02/06/2019	insurance
1073-1589506-2	03/04/2019	AFS/IBEX A Division of MetaBank	626.19	593	03/07/2019	Monthly Insurance
1073-1589506-2	04/01/2019	AFS/IBEX A Division of MetaBank	626.19	599	04/07/2019	3806 insurance
1073-1589506-2	05/05/2019	AFS/IBEX A Division of MetaBank	626.19	606	05/06/2019	monthly insurance
69938898	05/23/2019	CNA Surety	124.00	610	05/23/2019	monthly insurance
1073-1589506-2	06/06/2019	AFS/IBEX A Division of MetaBank	626.19	613	06/07/2019	monthly insurance
1073-1589506-2	07/04/2019	AFS/IBEX A Division of MetaBank	626.19	619	07/07/2019	monthly insurance
1073-1589506-2	08/06/2019	AFS/IBEX A Division of MetaBank	626.19	628	08/07/2019	monthly insurance
1073-1589506-2	09/04/2019	AFS/IBEX A Division of MetaBank	626.19	633	09/05/2019	monthly insurance
1073-1589506-2	10/03/2019	AFS/IBEX A Division of MetaBank	626.19	639	10/06/2019	monthly insurance
			8,431.55			
6471 - Transfer to Reserves						
	01/01/2019	Plainsman Condo Association	200.00	581	01/03/2019	January 2019 - Reserve Account
	02/01/2019	Plainsman Condo Association	300.00	584	02/04/2019	February 2019 - Reserve Account
	03/01/2019	Plainsman Condo Association	300.00	592	03/04/2019	March 2019 - Reserve Account
	04/01/2019	Plainsman Condo Association	300.00	598	04/04/2019	April 2019 - Reserve Account
	05/01/2019	Plainsman Condo Association	300.00	605	05/02/2019	May 2019 - Reserve Account
	06/01/2019	Plainsman Condo Association	300.00	611	06/04/2019	June 2019 - Reserve Account
	07/01/2019	Plainsman Condo Association	300.00	618	07/02/2019	July 2019 - Reserve Account
	08/01/2019	Plainsman Condo Association	300.00	627	08/05/2019	August 2019 - Reserve Account
	09/01/2019	Plainsman Condo Association	300.00	631	09/03/2019	September 2019 - Reserve Account
	10/01/2019	Plainsman Condo Association	300.00	638	10/02/2019	October 2019 - Reserve Account
	11/01/2019	Plainsman Condo Association	300.00	644	11/01/2019	November 2019 - Reserve Account
	12/01/2019	Plainsman Condo Association	300.00	649	12/02/2019	December 2019 - Reserve Account
			3,500.00			
6475 - Lawn/Property Maintenance						
0013	02/05/2019	Lemmond Lawncare & Landscapes LLC	304.24	588	02/06/2019	January lawn service
2019-12	02/15/2019	Lemmond Lawncare & Landscapes LLC	304.24	590	02/21/2019	monthly lawn care
0219-111	03/05/2019	Lemmond Lawncare & Landscapes LLC	304.24	594	03/07/2019	Lawn care - february
0319-140	04/01/2019	Lemmond Lawncare & Landscapes LLC	304.24	601	04/07/2019	3806 Lawn Services
0419-144	05/05/2019	Lemmond Lawncare & Landscapes LLC	304.24	608	05/06/2019	monthly lawn service
0519-221	06/04/2019	Lemmond Lawncare & Landscapes LLC	304.24	615	06/07/2019	Monthly Lawn Maintenance
0619-119	07/04/2019	Lemmond Lawncare & Landscapes LLC	304.24	622	07/07/2019	monthly lawn service
13323	07/08/2019	Green Rite Lawn Spraying Service	189.44	624	07/08/2019	Lawn maintenance
0719-121	08/07/2019	Lemmond Lawncare & Landscapes LLC	304.24	630	08/07/2019	Monthly Maintenance - July

0819-121	09/04/2019	Lemmond Lawncare & Landscapes LLC	304.24	635	09/05/2019	lawn maintenance
0930-120	10/07/2019	Lemmond Lawncare & Landscapes LLC	475.04	642	10/07/2019	Monthly Lawn Maintenance
1030-136	11/05/2019	Lemmond Lawncare & Landscapes LLC	304.24	645	11/06/2019	monthly lawn service
1119-121	12/03/2019	Lemmond Lawncare & Landscapes LLC	304.24	651	12/06/2019	monthly lawn service November
			4,011.12			
6531 - Special Projects						
275630	12/05/2019	United Roofing & Sheetmetal, Inc.	23,765.20	653	12/06/2019	Balance do on roof
6540 - Management Fee						
	01/03/2019	BVP Management, Inc.	250.00	580	01/03/2019	Management Fee for 01/2019
	02/04/2019	BVP Management, Inc.	250.00	583	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	250.00	591	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	250.00	597	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	250.00	604	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	250.00	612	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	250.00	617	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	250.00	626	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	250.00	632	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	250.00	637	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	250.00	643	11/01/2019	Management Fee for 11/2019
	12/02/2019	Beal Properties	250.00	648	12/02/2019	Management Fee for 12/2019
			3,000.00			
6560 - Mortgage/Note Payment						
0008270998	12/09/2019	Prosperity Bank.	967.62	655	12/10/2019	Loan Payment for Roof
6695 - Pest Control						
20002752	03/21/2019	ABC Home & Commerical Svcs.	151.55	595	03/22/2019	3806-3828 pest control
666280496-2	06/19/2019	ABC Home & Commerical Svcs.	283.89	616	06/20/2019	Pest Control
20207	07/04/2019	Joe Loudat DBA/	54.13	621	07/07/2019	pest control- flea treatment
0732	12/03/2019	Prime Bees	400.00	652	12/06/2019	live bee removal from 3818 soffit
			889.57			
6701 - Porter Service						
1660	04/02/2019	Robert Walker	60.00	602	04/07/2019	3806 porter service
6705 - Professional Fees						
200544	10/03/2019	Thompson, Derrig and Craig, P.C.	240.00	641	10/06/2019	Income tax return for HOA
6750 - Roofing Expense						
275176	04/09/2019	United Roofing & Sheetmetal, Inc.	150.00	603	04/16/2019	roof
275177	04/09/2019	United Roofing & Sheetmetal, Inc.	520.00	603	04/16/2019	roof
275331	07/03/2019	United Roofing & Sheetmetal, Inc.	1,235.00	623	07/07/2019	roofing maintenance
0001	11/07/2019	United Roofing & Sheetmetal, Inc.	35,647.80	646	11/07/2019	60% down payment for roofing project
			37,552.80			
6810 - Utilities						
2059199	01/06/2019	Bryan Texas Utilities	657.19	582	01/07/2019	Utilities
2059199	02/05/2019	Bryan Texas Utilities	618.87	589	02/06/2019	water
2059199	03/21/2019	Bryan Texas Utilities	605.89	596	03/22/2019	3828 water
2059199	04/01/2019	Bryan Texas Utilities	602.19	600	04/07/2019	3806 water
2059199	05/05/2019	Bryan Texas Utilities	647.92	607	05/06/2019	monthly utilities
2059199	06/04/2019	Bryan Texas Utilities	639.88	614	06/07/2019	monthly utilities-3828
2059199	07/04/2019	Bryan Texas Utilities	720.84	620	07/07/2019	monthly utilities
2059199	08/06/2019	Bryan Texas Utilities	719.61	629	08/07/2019	monthly utilities-water
2059199	09/04/2019	Bryan Texas Utilities	829.61	634	09/05/2019	monthly utilities-water 3828
2059199	10/03/2019	Bryan Texas Utilities	854.95	640	10/06/2019	monthly utilities-water
2059199	11/12/2019	Bryan Texas Utilities	728.26	647	11/12/2019	Utilities
2059199	12/03/2019	Bryan Texas Utilities	715.90	650	12/06/2019	monthly utilities-water
			8,341.11			
Total						
			91,771.50			



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2019

4383 1 AV 0.383

PLAINSMAN CONDOMINIUMS

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

Account No

Page 1 of 4



1

STATEMENT SUMMARY		TX Small Business Check Account No	
12/01/2019	Beginning Balance		\$8,010.51
	1 Deposits/Other Credits	+	\$300.00
	0 Checks/Other Debits	-	\$0.00
12/31/2019	Ending Balance	31 Days in Statement Period	\$8,310.51
	Total Enclosures		2

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/03/2019	Deposit	\$300.00

DAILY ENDING BALANCE			
Date	Balance	Date	Balance
12-01	\$8,010.51	12-03	\$8,310.51

9001



102471 : 00438301



7

PLAINSMAN ASSOCIATION 2020 BUDGET

	2019 Budget	2019 Actual	2020 Budget
Income:			
HOA DUES:	25920	25316.49	33120
Miscellaneous Income		49947	
Insurance reimbursement	8111.35	8773.91	8431.55
Total Income:	34031.35	84037.4	41551.55
 Expenses:			
Insurance	8111.35	8431.55	8431.55
General Maintenance	1000	832.53	500
Legal/Professional Fees	250	240	250
Management Fees	3000	3000	3000 *
Lawn Maintenance	4000	4011.12	4000 *
Pest Control	675	889.57	650
Porter Service	0	60	0
Roofing Repairs	0	37552.8	0
Utilities	9500	8341.11	8750 *
Special Projects	0	23765.2	0
Transfer to Reserves	3600	3500	3312 *
Mortgage / Note Payment	0	967.62	11611.44
Total Expenses:	30136.35	91591.5	40504.99
 Total Difference:		 -7554.1	 1046.56
 Operating Bank Account Balance as of 12/31/2019		 7,842.76	
Reserve Bank Account Balance as of 12/31/2019		8,310.00	



Bob Walker
 Century 21 Real
 Estate
 bobwalker@century21.com
 PH: [Redacted]
 Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/10/20 at 2:46 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/10/2020 to 12/31/2018 Street Name is like 'plainsman'

Residential

MLS #	Address	Unit #	# Bd	FIH	Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
19004202	3820 Plainsman Lane		3	2/1	2		Plainsman Townhomes	1973	1,569		\$95.28	\$149,500	\$139,000	\$88.59	06/28/2019	92.98	108

# LISTINGS:	1	Medians:	1973	1,569	\$95.28	\$149,500	\$139,000	\$88.59	92.98	108
		Minimums:	1973	1,569	\$95.28	\$149,500	\$139,000	\$88.59	92.98	108
		Maximums:	1973	1,569	\$95.28	\$149,500	\$139,000	\$88.59	92.98	108
		Averages:	1973	1,569	\$95.28	\$149,500	\$139,000	\$88.59	92.98	108

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$149,500	\$149,500	\$149,500	\$149,500
Sold Price	\$139,000	\$139,000	\$139,000	\$139,000

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
1/27/2019

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 Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845		PHONE (A/C, No, Ext): (979) 764-8444	COMPANY United Specialty Insurance Co P.O. Box 24622 Fort Worth, TX 76124	
FAX (A/C, No): (979) 694-7603	E-MAIL ADDRESS: kdreier@dextercompany.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: PLAICON-01			POLICY NUMBER USA4248171	
INSURED Plainsman Condominium Association 3818 Plainsman Lane Bryan, TX 77802			LOAN NUMBER	EFFECTIVE DATE 1/20/2019
			EXPIRATION DATE 1/20/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc # 1, Bldg # 1, 3806 Plainsman Ln #12, Bryan, TX 77802, Condominiums
 Loc # 1, Bldg # 2, 3806 Plainsman Ln #12, Bryan, TX 77802, Garages
 Loc # 2, Bldg # 1, 3814 Plainsman Ln #28, Bryan, TX 77802, Condominiums
 Loc # 2, Bldg # 2, 3814 Plainsman Ln #28, Bryan, TX 77802, Garages

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				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL			
COVERAGE / PERILS / FORMS						
Loc # 1, Bldg # 1						
Building, Special (Including theft)				\$670,000		1,000
Building, Windstorm				\$670,000		5,000
Loc # 1, Bldg # 2						
Building, Windstorm				\$55,300		5,000
Building, Special (Including theft)				\$55,300		1,000
Loc # 2, Bldg # 1						
Building, Special Excluding Theft				\$330,000		1,000
Building, Windstorm				\$330,000		5,000
Loc # 2, Bldg # 2						
Building, Special Excluding Theft				\$108,500		1,000
Building, Windstorm				\$108,500		5,000

REMARKS (Including Special Conditions)
 Special Conditions:
 Coverage includes 100% Replacement Cost. Excluded Coverages: Building Ordinance, Steam Boiler/Machinery Equipment. Coverage is Exterior "Studs Out"

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.

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