## Plainsman Townhomes 2020 Annual Meeting



Saturday January 18th 2020

1:00 pm

Beal Properties Office



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<sup>h</sup> 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 <a href="mailto:hoa@bealbcs.com">hoa@bealbcs.com</a> 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

9. Adjournment	
2020 Annual Meeting	g Proxy Statement
Know All by these Present: That I Kristen Hav	rell
Do hereby appoint: or: (circle one)  Erin Bostic Sandy Boriski Jo	Ann Johnson Beal Properties
As agent for me, and in my name and stead to vote a Sutters Mill Homeowner's Association, according to tall matters that come before the membership at the rapplies only to the 2020 annual meeting and may be meeting.	the percentage of votes assigned to act for me on neeting as fully as if I were present. This proxy
Krister Leusell Owner	<u>3813-</u> Unit number(s)
Email Address	Current Phone Number

9. Adjournment
2020 Annual Meeting Proxy Statement
Know All by these Present: That I Try a 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.
Owner Unit number(s)
+Swetman@fahoucon 210 693 6360 Email Address Current Phone Number



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As agent for me, and in my name and stead to vote as Sutters Mill Homeowner's Association, according to the all matters that come before the membership at the me applies only to the 2020 annual meeting and may be remeeting.	e percentage of votes assigned to act for me on eting as fully as if I were present. This proxy
Harshal Dekete Owner	# 3808 Unit number(s)
narshaldekate@gmail.com Email Address	832 - 474 - 8179 Current Phone Number

## Plainsman Townhomes 2020 Annual Meeting



Saturday January 18<sup>th</sup> 2020

1:00 pm

Beal Properties Office



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 <a href="Management office located at 903 S Texas Ave College Station TX 77840">Management office located at 903 S Texas Ave College Station TX 77840</a> on <a href="January 18th">January 18th</a> 2020 at <a href="10:00am">10:00am</a>.

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0. 1109	Cullinium			
		2020 Annual Me	eting Proxy Staten	nent
Know All by th	nese Present: Th	nat I		
Do hereby appor: (circle one	point: )			
	Erin Bostic	Sandy Boriski	JoAnn Johnson	Beal Properties
Sutters Mill Ho all matters tha	omeowner's Ass at come before t	sociation, according the membership at	g to the percentage the meeting as fully	the 2019 Annual Meeting of the of votes assigned to act for me or as if I were present. This proxy in writing at any time prior to the
Owner			Unit nu	ımber(s)
Email Address	S		Curren	t 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
  - o 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

		Bill I	Date Range: 01	/01/2019 to	12/31/2019	
Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
		2:	270 - Clearing	-Tenant D	eposits	
·	07/10/2019	Shawn Mitchell	180.00	625	07/10/2019	Shawn Mitchell, Plainsman Condos - 3820: Move Out Refund
			6455 - Gener	i 'al Mainter	ance	
9644	02/04/2019	Clean Up Crew	72.53	586	02/06/2019	#3806 roof leak - patched hole on roof & around shingles
		Petty-Faldyn Property Repair				3808 Plainsman/ Leak detected under large A/C unit on
1476 1481	05/06/2019 09/08/2019	LLC	50.00	609	05/06/2019	roof
1401	09/00/2019	Lopez Boyz United Roofing & Sheetmetal,	85.00	636	09/08/2019	Clean Gutters
275635	12/05/2019	Inc.	625.00	654	12/06/2019	biannual gutter cleaning
			832.53			32
			6470 - 1	Insurance		
		AFS/IBEX A Division of	1	Illourance		
1073-1589506-2	02/05/2019	MetaBank	626.19	585	02/06/2019	insurance
302047	02/05/2019	Dexter Insurance	2,671.84	587	02/06/2019	insurance
4070 4500500 D	00/04/0040	AFS/IBEX A Division of	000.40		20107/2010	
1073-1589506-2	03/04/2019	MetaBank AFS/IBEX A Division of	626.19	593	03/07/2019	Monthly Insurance
1073-1589506-2	04/01/2019	MetaBank	626.19	599	04/07/2019	3806 insurance
		AFS/IBEX A Division of				Agga iligandilag
1073-1589506-2	05/05/2019	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 incurance
1070-1003000-2	00/00/2019	AFS/IBEX A Division of	020.19	013	06/07/2019	monthly insurance
1073-1589506-2	07/04/2019	MetaBank	626.19	619	07/07/2019	monthly insurance
4575 4505500		AFS/IBEX A Division of				
1073-1589506-2	08/06/2019	MetaBank AF\$/IBEX A Division of	626.19	628	08/07/2019	monthly insurance
1073-1589506-2	09/04/2019	MetaBank	626.19	633	09/05/2019	monthly insurance
		AFS/IBEX A Division of	020.10	000	00/00/2010	monthly modulice
1073-1589506-2	10/03/2019	MetaBank	626.19	639	10/06/2019	monthly insurance
			8,431.55			
			6471 - Trans	fer to Res	erves	I .
	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 05/01/2019	Plainsman Condo Association Plainsman Condo Association	300.00	598 605	04/04/2019 05/02/2019	April 2019 - Reserve Account
	06/01/2019	Plainsman Condo Association	300.00	611	06/04/2019	May 2019 - Reserve Account  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 11/01/2019	Plainsman Condo Association Plainsman Condo Association	300.00	638 644	10/02/2019	October 2019 - Reserve Account November 2019 - Reserve Account
***************************************	12/01/2019	Plainsman Condo Association	300.00	649	12/02/2019	December 2019 - Reserve Account
			3,500.00	0.0		The state of the s
			75  /5			
		Lemmond Lawncare &	75 - Lawn/Pro	pperty Maii	ntenance	1
0013	02/05/2019	Landscapes LLC	304.24	588	02/06/2019	January lawn service
		Lemmond Lawncare &				ourself latti ourse
2019-12	02/15/2019	Landscapes LLC	304.24	590	02/21/2019	monthly lawn care
0240 444	03/05/0040	Lemmond Lawncare &	004.04	504	00/07/0245	
0219-111	03/05/2019	Landscapes LLC Lemmond Lawncare &	304.24	594	03/07/2019	Lawn care - february
0319-140	04/01/2019	Landscapes LLC	304.24	601	04/07/2019	3806 Lawn Services
		Lemmond Lawncare &				
0419-144	05/05/2019	Landscapes LLC	304.24	608	05/06/2019	monthly lawn service
0519-221	08/04/2010	Lemmond Lawncare &	204.04	645	06/07/0040	Manifely Laws Mariatan
0018-441	06/04/2019	Landscapes LLC Lemmond Lawncare &	304.24	615	06/07/2019	Monthly Lawn Maintenance
0619-119	07/04/2019	Landscapes LLC	304.24	622	07/07/2019	monthly lawn service
		Green Rite Lawn Spraying		1		
13323	07/08/2019	Service	189,44	624	07/08/2019	Lawn maintenance
0719-121	08/07/2019	Lemmond Lawncare & Landscapes LLC	304.24	620	08/07/2010	Monthly Maintanana 1-1-
U110*121	00/07/2019	Lanuscapes LLC	304.24	630	08/07/2019	Monthly Maintenance - July



0819-121 0930-120		1 0			L	**************************************
	09/04/2019	Lemmond Lawncare &	304.24	635	00/05/2010	laura anaintan ann a
0930-120	09/04/2019	Landscapes LLC Lemmond Lawncare &	304.24	033	09/05/2019	lawn maintenance
	10/07/2019	Landscapes LLC	475.04	642	10/07/2019	Monthly Lawn Maintenance
0000 120	10/0//2010	Lemmond Lawncare &	470.04	UTZ	10/0//2019	Worthing Lawn Walltenance
1030-136	11/05/2019	Landscapes LLC	304.24	645	11/06/2019	monthly lawn service
	100,2010	Lemmond Lawncare &	004,24		1110012013	THOTILITY IAWIT SETVICE
1119-121	12/03/2019	Landscapes LLC	304.24	651	12/06/2019	monthly lawn service November
	12,0012010	Editobapes EEO	4,011.12	001	12/00/2018	mondiny lawn service inoveniber
			.,0			
			6531 - Spe	cial Projec	ts	
		United Roofing & Sheetmetal,				
275630	12/05/2019	Inc.	23,765.20	653	12/06/2019	Balance do on roof
					(2,00,20,0	20101100 00 01111001
			6540 - Man	agement F	ee	
	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			
		6	560 - Mortgag	e/Note Pa	yment	
0008270998	12/09/2019	Prosperity Bank.	967.62	655	12/10/2019	Loan Payment for Roof
			6695 - P€	st Contro	Î	
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 - Po		e	
1660	04/02/2019	Robert Walker	60.00	602	04/07/2019	3806 porter service
			0705 D. (			
	1	, T	6705 - Profe	essional F	ees	
200544	40/00/0040	Thompson, Derrig and Craig,	848.00	214	100000010	
200544	10/03/2019	P.C.	240.00	641	10/06/2019	Income tax return for HOA
			6750 Boo	lina Evna		
	1	11-2-4 5 - 6 - 0 01 - 1 - (-1	6750 - Roo	ing Exper	ise	
275176	04/00/0040	United Roofing & Sheetmetal,	450.00	000	0.440,0040	
2/01/0	04/09/2019	Inc.	150.00	603	04/16/2019	roof
075477	04/00/0040	United Roofing & Sheetmetal,	#00.00	000		_
275177	04/09/2019	Inc.	520.00	603	04/16/2019	roof
275331	07/00/0040	United Roofing & Sheetmetal,	4.005.00	000	02/02/00/0	
	07/03/2019	Inc.	1,235.00	623	07/07/2019	roofing maintenance
2/0001	11/07/2010		25 647 90	0.40	44/07/0040	CON davis have at the section
	11/0//2019	ı IIIG.	U0.140,CC	040	11/0//2019	139iona Davineni ini radina project
0001			27 552 90			7777 7771 pajinona idi 1001113 project
			37,552.80			To the state of th
				tilitiee		payment of terming project
0001	01/08/2010		6810 -	Utilities	04/07/2040	
0001 2059199	01/06/2019	Bryan Texas Utilities	<b>6810</b> - 657.19	582	01/07/2019	Utilities
0001 2059199 2059199	02/05/2019	Bryan Texas Utilities Bryan Texas Utilities	6810 - 657.19 618.87	582 589	02/06/2019	Utilities water
0001 2059199 2059199 2059199	02/05/2019 03/21/2019	Bryan Texas Utilities Bryan Texas Utilities Bryan Texas Utilities	6810 - 657.19 618.87 605.89	582 589 596	02/06/2019 03/22/2019	Utilities water 3828 water
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2059199 2059199 2059199 2059199 2059199	02/05/2019 03/21/2019 04/01/2019 05/05/2019	Bryan Texas Utilities	6810 - 657.19 618.87 605.89 602.19 647.92	582 589 596 600 607	02/06/2019 03/22/2019 04/07/2019 05/06/2019	Utilities water 3828 water 3806 water monthly utilities
2059199 2059199 2059199 2059199 2059199 2059199	02/05/2019 03/21/2019 04/01/2019 05/05/2019 06/04/2019	Bryan Texas Utilities	6810 - 657.19 618.87 605.89 602.19 647.92 639.88	582 589 596 600 607 614	02/06/2019 03/22/2019 04/07/2019 05/06/2019 06/07/2019	Utilities water 3828 water 3806 water monthly utilities monthly utilities-3828
2059199 2059199 2059199 2059199 2059199 2059199 2059199	02/05/2019 03/21/2019 04/01/2019 05/05/2019 06/04/2019 07/04/2019	Bryan Texas Utilities	6810 - 657.19 618.87 605.89 602.19 647.92 639.88 720.84	582 589 596 600 607 614 620	02/06/2019 03/22/2019 04/07/2019 05/06/2019 06/07/2019 07/07/2019	Utilities water 3828 water 3806 water monthly utilities monthly utilities
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Statement Date

12/31/2019

Account No

Page 1 of 4

4383 1 AV 0.383 PLAINSMAN CONDOMINIUMS 903 TEXAS AVE S COLLEGE STATION TX 77840-2228

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1

STATEMENT	SUMMARY		TX Small B	usiness Che	eck 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/O	THER 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





## 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	ó
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 Bala	nce as of 12/31/2019	7,842.76	
Reserve Bank Account Balanc	e as of 12/31/2019	8,310.00	





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\*'

# LISTINGS: 1 Medians: Minimums: Maximums: Averages:	Residential   Sold Properties   Unit # #Bd #F/H Bth GarCap Subd Code
	iarCap Sul Pla Tov
	Subd Code Plainsman Townhomes
1973 1973 1973 1973	Yr Blt 1973
1,569 1,569 1,569 1,569	Apx Ht Ar 1,569
\$95.28 \$95.28 \$95.28 \$95.28	LP/SqFt \$95.28
\$149,500 \$149,500 \$149,500 \$149,500	List Price \$149,500
\$139,000 \$139,000 \$139,000 \$139,000	Sold Price \$139,000
\$88.59 \$88.59 \$88.59 \$88.59	AvgSP\$/Sqft \$88.59
	Sold Date 06/28/2019
92.98 92.98 92.98 92.98	SP%LP 92.98
108 108 108 108	<b>DОМ</b> 108

# Quick Statistics (1 Listing Total)

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

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<sup>\*\*\*</sup> 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) 1/27/2019

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). CONTACT Karla Dreier-Gligoor Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845 PHONE (A/C, No, Ext): (979) 764-8444 FAX (A/C, No): (979) 694-7603 E-MAIL ADDRESS: kdreier@dextercompany.com INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: Western World Insurance Company 13196 INSURED Plainsman Condominium Association INSURER C: 3818 Plainsman Lane INSURER D : Bryan, TX 77802 INSURER E : INSURER F: COVERAGES CERTIFICATE NUMBER: 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. ADDL SUBR INSD WVD TYPE OF INSURANCE POLICY NUMBER LIMITS A X COMMERCIAL GENERAL LIABILITY 1,000,000 EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) CLAIMS-MADE | X | OCCUR 100,000 NPP8562152 1/20/2019 1/20/2020 5,000 MED EXP (Any one person 1,000,000 PERSONAL & ADV INJURY 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE Included PRO-POLICY PRODUCTS - COMP/OP AGG OTHER: COMBINED SINGLE LIMIT (Ea accident) AUTOMOBILE LIABILITY ANY AUTO BODILY INJURY (Per person) SCHEDULED AUTOS OWNED AUTOS ONLY **BODILY INJURY (Per accident)** PROPERTY DAMAGE (Per accident) HIRED AUTOS ONLY NON-OWNED UMBRELLA LIAB OCCUR EACH OCCURRENCE **EXCESS LIAB** CLAIMS-MADE AGGREGATE DED RETENTIONS WORKERS COMPENSATION AND EMPLOYERS' LIABILITY PER ST<u>ATUTE</u> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT NIA E.L. DISEASE - EA EMPLOYEE If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Separation of Insureds - Except with respect to the Limits of insurance; applies as if each Named Insured were the only Named Insured. CERTIFICATE HOLDER 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. Evidence of Insurance AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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#### **EVIDENCE OF PROPERTY INSURANCE**

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

ADDITIONAL INTERES	ROPERTY INSURANCE IS ISSUED AS A MAT I NAMED BELOW. THIS EVIDENCE DOES NO D BY THE POLICIES BELOW. THIS EVIDENC UTHORIZED REPRESENTATIVE OR PRODUCER	OT AFFIRMATIVELY OF CE OF INSURANCE DOE	: NEGATIVELY AN	MEND, EXTEND O	R ALTER THE
AGENCY	PHONE (A/C, No, Ext): (979) 764-8444	COMPANY			
Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845		United Specialty Insurance Co P.O. Box 24622 Fort Worth, TX 76124			
FAX (AJC, No):(979) 694-7603	E-MAIL ADDRESS: kdreier@dextercompany.com	-			
CODE: SUB CODE:					
AGENCY CUSTOMER ID #: PLAICON-0	1	-			
INSURED Plainsman Condominium Association 3818 Plainsman Lane Bryan, TX 77802		LOAN NUMBER POLICY NUMBER USA4248171			
Biyan, 1X 77802		EFFECTIVE DATE	EXPIRATION DATE		
		1/20/2019	1/20/2020	CONTINUE	D UNTIL ED IF CHECKED
		THIS REPLACES PRIOR EVID	ENCE 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, Condomimiums 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 INFORMATI	ON PERILS INSURED BASIC	BROAD X SPECIA	L		
COVERAGE / PERILS / FORMS			AMC	OUNT OF INSURANCE	DEDUCTIBLE
Loc # 1, Bldg # 1 Building, Special (Including theft) Building, Windstorm Loc # 1, Bldg # 2				\$670,000 \$670,000	1,000 5,000
Building, Windstorm Building, Special (Including theft) Loc # 2, Bldg # 1				\$55,300 \$55,300	5,000 1,000
Building, Special Excluding Theft Building, Windstorm Loc # 2, Bldg # 2				\$330,000 \$330,000	1,000 5,000
Building, Special Excluding Theft Building, Windstorm				\$108,500 \$108,500	1,000 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.					
ADDITIONAL INTEREST					
NAME AND ADDRESS		ADDITIONAL INSURED MORTGAGEE	LENDER'S LOSS PA	AYABLE LO	SS PAYEE
Evidence	AUTHORIZED REPRESENTATIVE				