

*Oakridge  
Homeowners  
Association, Inc.*



*Annual Meeting*

*Tuesday January 30<sup>th</sup> 6:30pm*

*Brazos Valley Property Management*

*903 S. Texas Ave College Station*

**BVP Management, Inc. / Century 21, Beal**

903 Texas Ave. S., College Station, TX 77840  
979-764-2500 979-764-0508 fax

**New Location this year... 903 S. Texas Ave. College Station, Texas**

**Oakridge Owners Association** requests your attendance at the 2018 Annual HOA Meeting to be held at **Century 21, Beal/BVP Management Inc., Office at 903 S. Texas Ave College Station 77840**, on Tuesday, January 30, 2018 at 6:30 pm.

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm January 30, 2018. You can mail the completed proxy (below) to BVPM Century 21, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com) or fax it to (979) 764-0508.

**Agenda**

1. Roll call, owners present and proxies. Determine if quorum.
2. Reading and approval of minutes of preceding annual meeting
3. Review of 2017 Completed Projects
4. Financial report. (2017 Financial Report, Delinquencies, 2018 Budget, Sales)
5. Parking, Fence & Oakridge Sign
6. Election/Reinstatement of Officers & Directors
7. New business.
8. Adjournment

**2018 Annual Meeting Proxy Statement**

Know All by these Present: That I \_\_\_\_\_

Do hereby appoint \_\_\_\_\_

or

(Circle one) John Litton Vince Marino Donna West Steve Browder BVPM

As agent for me, and in my name and stead to vote as my Proxy at the 2018 annual meeting of the Oakridge Home 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 January 30, 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 5:30 pm January 30, 2018.**  
You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,  
Fax: 979-764-0508 or  
Email: [c21hoa@century21bcs.com](mailto:c21hoa@century21bcs.com)

Minutes of Oakridge Homeowner's Association Meeting  
Annual Meeting Date: January 31, 2017

The meeting was called to order at 6:38pm by Bob Roepke - President

Those in attendance were:

Mike Beal - Property Management

Bob Roepke - President - Unit 28

Vince Marino - Vice President - Unit 27

John Litton - Director at Large - Unit 10

Linda Litton - Unit 10

Steve Browder - Unit 9

Irene Erton - Unit 8

Donna West - Unit 6

Scott Simpson - Unit 19

Also 2 signed proxy docs were received

Minutes from the meeting held on January 26, 2016 were reviewed and discussed.

1. Foundation problems in Unit 8

2. Questions were asked about how many tenants were allowed per unit, but no one was aware of the rules or restrictions.

Minutes were approved.

Cash flow: (negative) -\$20,724.60 because of roof repair to building #1 in the amount of \$15,439.00.

Everyone is paid up on dues.

Bob Walker, Property Management will be walking the property once a week.

Financial report was reviewed and approved.

Bob Roepke explained about the yellow stripes and trees trimmed due to insurance.

Proposed budget for 2017 was reviewed and approved.

Terry Thigpen was not in attendance due to an illness, so if anyone has any questions, please write them down and the questions will get answered.

Unit 6 had an electrical problem and a main breaker needed to be replaced outside.

Concerns were discussed about excessive loud noise outside a few different units especially late night/early morning.

There has been an increase in furniture/trash being left outside the dumpsters.

Parking problems were discussed. Nothing has been resolved, as this has been an "ongoing" concern.

Bob Roepke, our president, announced that he is retiring. He has been president for many years and announced that the new HOA officers would be:

John Litton - President

Vince Marino - Vice President

Donna West - Director at Large

Steve Browder - Director at Large

Everyone thanked Bob Roepke for his many years of service.

Meeting adjourned at 7:21pm

# Oakridge Condo Owner's Association

## 2017 in Review

### Completed Projects

Electrical Issues:	7,577.50	change out electrical meter wall pack on Building 1 & 2.
Fence Replacement	913.52	Replaced fences at #24 & #25
Foundation Repair	3,906.00	Unit 8
Hurricane Harvey Issues:	918.13 -	Water extraction, sealed windows, sealed stucco
Insurance Adjustment	2,506.35 -	Raised replacement value from 43.91 sq ft to 60.00 sq ft.
Restriped Parking Lot	1,558.80 -	Restriped Parking Lot
New Roof on Building 3	18,250.00 -	Cost after insurance reimbursement.

**Total Cost of 35,630.30**

## Cash Flow

BVP Management, Inc.

Properties: Oakridge Condos - 2101 Barak 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>				
Insurance Reimbursement	7,100.52	10.64	7,100.52	10.64
Late Fees\NSF Rent	-35.00	-0.05	-35.00	-0.05
Homeowners Association Dues	41,989.00	62.90	41,989.00	62.90
Capital Improvements Income	17,696.50	26.51	17,696.50	26.51
<b>Total Operating Income</b>	<b>66,751.02</b>	<b>100.00</b>	<b>66,751.02</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	7,696.50	11.53	7,696.50	11.53
Fence Repair	1,418.83	2.13	1,418.83	2.13
Foundation Repair	3,906.00	5.85	3,906.00	5.85
General Maintenance	2,541.76	3.81	2,541.76	3.81
Insurance	12,474.72	18.69	12,474.72	18.69
Transfer to Reserves	3,996.00	5.99	3,996.00	5.99
Legal Fees	527.00	0.79	527.00	0.79
Lawn/Property Maintenance	6,181.96	9.26	6,181.96	9.26
Management Fee	4,800.00	7.19	4,800.00	7.19
Office Expenses	18.04	0.03	18.04	0.03
Parking Lot Repair	1,558.80	2.34	1,558.80	2.34
Pest Control	779.40	1.17	779.40	1.17
Plumbing Expense	166.67	0.25	166.67	0.25
Porter Service	229.13	0.34	229.13	0.34
Professional Fees	225.00	0.34	225.00	0.34
Roofing Expense	18,395.00	27.56	18,395.00	27.56
Sign Expense	178.72	0.27	178.72	0.27
Tax Expense	22.23	0.03	22.23	0.03
Utilities	7,295.37	10.93	7,295.37	10.93
<b>Total Operating Expense</b>	<b>72,411.13</b>	<b>108.48</b>	<b>72,411.13</b>	<b>108.48</b>
<b>NOI - Net Operating Income</b>	<b>-5,660.11</b>	<b>-8.48</b>	<b>-5,660.11</b>	<b>-8.48</b>
Total Income	66,751.02	100.00	66,751.02	100.00
Total Expense	72,411.13	108.48	72,411.13	108.48
<b>Net Income</b>	<b>-5,660.11</b>	<b>-8.48</b>	<b>-5,660.11</b>	<b>-8.48</b>
<b>Other Items</b>				
Prepayments	3,066.00		3,066.00	
<b>Net Other Items</b>	<b>3,066.00</b>		<b>3,066.00</b>	
<b>Cash Flow</b>	<b>-2,594.11</b>		<b>-2,594.11</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	-1,812.40		-1,812.40	
Beginning Cash + Cash Flow	-4,406.51		-4,406.51	
Actual Ending Cash	-4,406.51		-4,406.51	

## Expense Distribution Report

Property: Oakridge Condos - 2101 Barak Bryan, TX 77802

Payee: All

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

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>6390 - Electrical Repairs</b>						
10740	02/06/2017	Constant Current Electric	119.00	110322	02/06/2017	main breaker troubleshoot
4695	09/22/2017	CC Electric	3,788.75	120549	10/03/2017	change out 8 meter wall pack with 600 amp main
4786	10/06/2017	CC Electric	3,788.75	120579	10/06/2017	Meter pack change out bldg 2
			7,696.50			
<b>6430 - Fence Repair</b>						
1413	01/04/2017	T. Fry Make Ready	352.83	110258	01/05/2017, 01/05/2017, 01/06/2017	gate repair unit 1 2 & 3
1754	04/06/2017	T. Fry Make Ready	500.00	110564	04/07/2017	new fence at unit 24
8876	07/03/2017	Clean Up Crew	413.52	120260	07/06/2017	Replaced fence and gate at Oakridge #25
8889	07/11/2017	Clean Up Crew	152.48	120286	07/12/2017	Replaced 2 broken post for gate
			1,418.83			
<b>6439 - Foundation Repair</b>						
#08	04/18/2017	Brazos Valley Solutions	3,906.00	110587	04/18/2017	foundation repair
<b>6455 - General Maintenance</b>						
1599	02/06/2017	T. Fry Make Ready	134.23	110352	02/07/2017	rence repair gate latch reset
170131-01	02/06/2017	Mel Morgan	141.70	110332	02/06/2017	winterized water pipes
11109	02/06/2017	Lopez Boyz	120.00	110349	02/06/2017	Cleaned gutters Oakridge
465-30282	03/14/2017	Fast Signs	113.54	110469	03/14/2017	dumpster signs
1888	05/04/2017	T. Fry Make Ready	234.54		05/05/2017	2- remove items from storage, repair area from floor to 12" inches up and complete inside of building
8841	06/06/2017	Clean Up Crew	50.00	120167	06/07/2017	RESEAL CAULKING ABOVE FRENCH DOORS #15
8875	07/03/2017	Clean Up Crew	43.30	120260	07/06/2017	Reset no parking sign
8862	07/03/2017	Clean Up Crew	150.27	120260	07/06/2017	Removed broken side walk Oakridge #23
3276	07/05/2017	T. Fry Make Ready	168.30	120274	07/06/2017	Removed oven, patched holes in exterior
1135	08/29/2017	Petty-Faldyn Property Repair LLC	349.00	120423	08/30/2017	Installed a concrete ledge to prevent water from entering #9&10
8980	09/05/2017	Clean Up Crew	69.28	120456	09/07/2017	OR#15 / resealed windows 1st and 2nd floor.
8962	09/07/2017	Clean Up Crew	54.13	120456	09/07/2017	OR#18 / Repaired gate hinge and fence.



## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
8961	09/07/2017	Clean Up Crew	43.30	120456	09/07/2017	OR#8/Repaired gate, cut bottom of picket to open
73653	10/04/2017	Asure Carpet Cleaning	286.97	120572	10/05/2017	water extraction from hurricane harvey
11076	11/03/2017	Constant Current Electric	370.32	120644	11/06/2017	Installed new LED security light at #21
9090	11/06/2017	T. Fry Make Ready	212.88	120654	11/06/2017	Sheetrock repairs #15 hurricane damage
			2,541.76			

### 6470 - Insurance

txh-563624	01/04/2017	IPFS Corporation	718.40	110237	01/05/2017	insurance
TXH-563624	02/06/2017	IPFS Corporation	718.40	110326	02/06/2017	Insurance
txh-563624	03/09/2017	IPFS Corporation	718.40	110467	03/09/2017	INSURANCE
txh-563624	04/06/2017	IPFS Corporation	718.40	110563	04/07/2017	insurance
txh-563624	05/08/2017	IPFS Corporation	718.40	120051	05/09/2017	Insurance
TXH-563624	06/06/2017	IPFS Corporation	718.40	120173	06/07/2017	Monthly Insurance
TXH-563624	07/03/2017	IPFS Corporation	718.40	120280	07/06/2017	Oakridge HOA insurance
6568568	09/18/2017	Service Insurance Group	2,600.29	120503	09/18/2017	Renewal Insurance
THX-691000	10/03/2017	IPFS Corporation	712.76	120574	10/05/2017	Monthly Insurance
txh-691000	11/08/2017	IPFS Corporation	712.76	120671	11/08/2017	insurance
1	11/14/2017	Service Insurance Group	2,506.35	120695	11/22/2017	Increased TIV 2017-2018
FID0101862	12/04/2017	RLI Surety	201.00	120746	12/06/2017	Board Members Insurance
TXH-691000	12/05/2017	IPFS Corporation	712.76	120742	12/06/2017	Monthly Insurance
			12,474.72			

### 6471 - Transfer to Reserves

01/01/2017	Oakridge Owners' Association	333.00	110244	01/06/2017	January 2017 - Transfer to Reserves
02/01/2017	Oakridge Owners' Association	333.00	110299	02/02/2017	February 2017 - Transfer to Reserves
03/01/2017	Oakridge Owners' Association	333.00	110409	03/02/2017	March 2017 - Transfer to Reserves
04/01/2017	Oakridge Owners' Association	333.00	110520	04/05/2017	April 2017 - Transfer to Reserves
05/01/2017	Oakridge Owners' Association	333.00	120001	05/02/2017	May 2017 - Transfer to Reserves
06/01/2017	Oakridge Owners' Association	333.00	120111	06/01/2017	June 2017 - Transfer to Reserves
07/01/2017	Oakridge Owners' Association	333.00	120247	07/05/2017	July 2017 - Transfer to Reserves

## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
	08/01/2017	Oakridge Owners' Association	333.00	120324	08/02/2017	August 2017 - Transfer to Reserves
	09/01/2017	Oakridge Owners' Association	333.00	120439	09/05/2017	September 2017 - Transfer to Reserves
	10/01/2017	Oakridge Owners' Association	333.00	120534	10/03/2017	October 2017 - Transfer to Reserves
	11/01/2017	Oakridge Owners' Association	333.00	120629	11/02/2017	November 2017 - Transfer to Reserves
	12/01/2017	Oakridge Owners' Association	333.00	120720	12/04/2017	December 2017 - Transfer to Reserves
			3,996.00			

### 6472 - Keys/Locks

170819-01	09/05/2017	Mel Morgan	75.00	120468	09/07/2017	Installed new mail box lock 2101 #3
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### 6473 - Legal Fees

14267	12/20/2017	The Rife Law Firm	527.00	120789	12/21/2017	Reviewed and conference Parking Issues with #16
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### 6475 - Lawn/Property Maintenance

24086	01/04/2017	Horizon Lawn Care	360.83	110223	01/05/2017	lawn service for december
3589	02/09/2017	Castillo's Lawn & Irrigation LLC	360.83	110358	02/09/2017	monthly lawn maintenance
3707	03/09/2017	Castillo's Lawn & Irrigation LLC	360.83	110458	03/09/2017	monthly lawn maintenance
31417e	03/17/2017	Aggieland Termite and Pest Control	135.31	110477	03/20/2017	lawn treatment
11213	04/07/2017	Lopez Boyz	350.00	110541	04/07/2017	lawn care
11276	05/05/2017	Lopez Boyz	350.00	120037	05/05/2017	monthly lawn maint
51517e	05/22/2017	Aggieland Termite and Pest Control	135.31	120082	05/24/2017	
11343	06/07/2017	Lopez Boyz	350.00	120193	06/07/2017	monthly lawn maint
11407	07/05/2017	Lopez Boyz	350.00	120269	07/06/2017	Monthly Lawn Service
170631-01	07/05/2017	Mel Morgan	170.73	120270	07/06/2017	water grass at Oakridge
1707	08/03/2017	Mel Morgan	275.00	120355	08/04/2017	Watered at Oakridge HOA
11491	08/03/2017	Lopez Boyz	350.00	120354	08/04/2017	Monthly Lawn Service
80917E	08/10/2017	Green Magic, Lawn, Tree and Shrub Health	135.31	120393	08/10/2017	Lawn Treatment, Fertilizer, Fire Ant Control
1708	09/05/2017	Mel Morgan	343.75	120468	09/07/2017	Watering at Oakridge HOA August
11589	09/06/2017	Lopez Boyz	350.00	120467	09/07/2017	Monthly Lawn Service

## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
1709	10/03/2017	Mel Morgan	343.75	120566	10/05/2017	monthly lawn watering
11730	10/05/2017	Lopez Boyz	350.00	120565	10/05/2017	Monthly Lawn Service
1710	11/06/2017	Mel Morgan	275.00	120651	11/06/2017	monthly lawn watering
11809	11/06/2017	Lopez Boyz	350.00	120650	11/06/2017	Monthly Lawn Service
111717E	11/21/2017	Aggieland Termite and Pest Control	135.31	120688	11/22/2017	lawn treatment
11905	12/06/2017	Lopez Boyz	350.00	120745	12/06/2017	Monthly Lawn Service

6,181.96

### 6540 - Management Fee

01/04/2017	BVP Management, Inc.	400.00	110211	01/04/2017	Management Fee for 01/2017
02/02/2017	BVP Management, Inc.	400.00	110308	02/02/2017	Management Fee for 02/2017
03/02/2017	BVP Management, Inc.	400.00	110422	03/02/2017	Management Fee for 03/2017
04/05/2017	BVP Management, Inc.	400.00	110533	04/05/2017	Management Fee for 04/2017
05/02/2017	BVP Management, Inc.	400.00	120014	05/02/2017	Management Fee for 05/2017
06/07/2017	BVP Management, Inc.	400.00	120189	06/07/2017	Management Fee for 06/2017
07/05/2017	BVP Management, Inc.	400.00	120238	07/05/2017	Management Fee for 07/2017
08/01/2017	BVP Management, Inc.	400.00	120321	08/01/2017	Management Fee for 08/2017
09/05/2017	BVP Management, Inc.	400.00	120435	09/05/2017	Management Fee for 09/2017
10/03/2017	BVP Management, Inc.	400.00	120531	10/03/2017	Management Fee for 10/2017
11/02/2017	BVP Management, Inc.	400.00	120622	11/02/2017	Management Fee for 11/2017
12/04/2017	BVP Management, Inc.	400.00	120717	12/04/2017	Management Fee for 12/2017

4,800.00

### 6665 - Office Expenses

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

2744	01/11/2017	Precision Pavement Maintenance, LLC	1,558.80	110263	01/11/2017	restripe existing parking
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### 6695 - Pest Control

16061	01/05/2017	Joe Loudat DBA/	64.95	110225	01/05/2017	21-28 MONTHLY PEST CONTROL
1292	02/06/2017	Joe Loudat DBA/	64.95	110327	02/06/2017	
1292	03/06/2017	Joe Loudat DBA/	64.95	110437	03/06/2017	monthly exterior pest control
1292	04/06/2017	Joe Loudat DBA/	64.95	110553	04/07/2017	monthly pest control

## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
1292	05/04/2017	Joe Loudat DBA/	64.95	120034	05/05/2017	
16692	06/06/2017	Joe Loudat DBA/	64.95	120174	06/07/2017	Monthly Pest Control Service
16834	07/03/2017	Joe Loudat DBA/	64.95	120267	07/06/2017	Oakridge HOA Monthly Pest control
16959	08/03/2017	Joe Loudat DBA/	64.95	120352	08/04/2017	Monthly Pest Control Service
17115	09/05/2017	Joe Loudat DBA/	64.95	120464	09/07/2017	Monthly Pest Control Service
17282	10/03/2017	Joe Loudat DBA/	64.95	120562	10/05/2017	Monthly Pest Control Service
17410	11/03/2017	Joe Loudat DBA/	64.95	120659	11/06/2017	monthly pest control
17560	12/04/2017	Joe Loudat DBA/	64.95	120743	12/06/2017	Monthly Pest Control Service
			779.40			
<b>6700 - Plumbing Expense</b>						
2652	03/14/2017	BVPM Rent Account	166.67	110468	03/14/2017	Reimbursement for Plumbing bill broken hose bib due to freeze
19574	07/07/2017	Holman's Quality Plumbing	90.00			Plumbing
			256.67			
<b>6701 - Porter Service</b>						
1001	01/20/2017	Robert Walker	50.00	110337	02/06/2017	bulk pick up - couch
1090	06/06/2017	Robert Walker	30.00	120182, 120182, 120187	06/07/2017, 06/07/2017, 06/07/2017	Removed bulk items from dumpster area
1157	08/03/2017	Robert Walker	65.00	120360	08/04/2017	Bulk Pick up at Oakridge
1229	10/03/2017	Robert Walker	30.00	120571	10/05/2017	Bulk Pick up at Oakridge
			175.00			
<b>6705 - Professional Fees</b>						
191483	10/03/2017	Thompson, Derrig and Craig, P.C.	225.00	120569	10/05/2017	2016 Tax return
<b>6750 - Roofing Expense</b>						
101720161	03/06/2017	OTR 2000/ On Top Roofing	145.00	110443	03/06/2017	replaced damaged missing shingles -3
3886	06/29/2017	Grandchamp Roofing	18,250.00	120231	06/29/2017	New roof on bldg 3
			18,395.00			
<b>6753 - Sign Expense</b>						
465-30362	04/06/2017	Fast Signs	57.99	110550	04/07/2017	dumpsters sign
465-31895	09/06/2017	Fast Signs	120.73	120459	09/07/2017	Oakridge No Parking Signs
			178.72			

## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
<b>6755 - Tax Expense</b>						
74-2137908	11/07/2017	Internal Revenue Service	22.23	120665	11/07/2017	2016 Tax return
<b>6810 - Utilities</b>						
2062749	01/05/2017	Bryan Texas Utilities	23.99	110216	01/05/2017	
2062744	01/10/2017	Bryan Texas Utilities	426.91	110260	01/10/2017	utility bill
2062752	01/10/2017	Bryan Texas Utilities	28.68	110260	01/10/2017	Oak Rldge Utilities
2062744	02/06/2017	Bryan Texas Utilities	433.09	110316	02/06/2017	Utilities
2062752	02/06/2017	Bryan Texas Utilities	28.38	110316	02/06/2017	utilties
2062749	02/06/2017	Bryan Texas Utilities	23.78	110316	02/06/2017	utilties
2062749	03/09/2017	Bryan Texas Utilities	24.88	110457	03/09/2017	utilites
2062744	03/09/2017	Bryan Texas Utilities	419.50	110457	03/09/2017	utilites
2062752	03/09/2017	Bryan Texas Utilities	28.08	110457	03/09/2017	utilites
2062749	04/13/2017	Bryan Texas Utilities	22.09	110577	04/13/2017	
2062744	04/13/2017	Bryan Texas Utilities	444.22	110577	04/13/2017	
2062752	04/13/2017	Bryan Texas Utilities	27.09	110577	04/13/2017	
2062744	05/08/2017	Bryan Texas Utilities	484.39	120047	05/09/2017	water
2062752	05/08/2017	Bryan Texas Utilities	25.99	120047	05/09/2017	Utilities
2062749	05/08/2017	Bryan Texas Utilities	22.18	120047	05/09/2017	Utilities
2062752	06/13/2017	Bryan Texas Utilities	26.28	120208	06/13/2017	utilties
2062744	06/13/2017	Bryan Texas Utilities	475.12	120208	06/13/2017	utilties
2062749	06/13/2017	Bryan Texas Utilities	22.48	120208	06/13/2017	utilties
2062744	07/06/2017	Bryan Texas Utilities	436.18	120258	07/06/2017	utilties
2062752	07/06/2017	Bryan Texas Utilities	25.10	120258	07/06/2017	utilties
2062749	07/06/2017	Bryan Texas Utilities	21.58	120258	07/06/2017	utilties
2062744	08/04/2017	Bryan Texas Utilities	785.97	120339	08/04/2017	utilties
2062752	08/04/2017	Bryan Texas Utilities	24.77	120339	08/04/2017	utilties
2062749	08/04/2017	Bryan Texas Utilities	21.38	120339	08/04/2017	utilties
2062749	09/12/2017	Bryan Texas Utilities	22.38	120497	09/13/2017	Utilities
2062744	09/12/2017	Bryan Texas Utilities	832.32	120497	09/13/2017	water
2062752	09/12/2017	Bryan Texas Utilities	26.08	120497	09/13/2017	Utilities
2062749	10/03/2017	Bryan Texas Utilities	22.80	120552	10/05/2017	utilties
2062744	10/03/2017	Bryan Texas Utilities	733.44	120552	10/05/2017	utilties

## Expense Distribution Report

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
2062752	10/03/2017	Bryan Texas Utilities	24.58	120552	10/05/2017	utilities
2062744	11/03/2017	Bryan Texas Utilities	626.48	120639	11/06/2017	utilities
2062752	11/03/2017	Bryan Texas Utilities	22.57	120639	11/06/2017	utilities
2062749	11/03/2017	Bryan Texas Utilities	22.80	120639	11/06/2017	utilities
2062744	12/05/2017	Bryan Texas Utilities	611.94	120737	12/06/2017	utilities
2062752	12/05/2017	Bryan Texas Utilities	23.99	120737	12/06/2017	utilities
2062749	12/05/2017	Bryan Texas Utilities	23.88	120737	12/06/2017	utilities
			7,295.37			
<b>Total</b>			<b>72,522.00</b>			



P.O. Box 2316  
Bloomington, Illinois 61702-2316

Last statement: November 30, 2017  
This statement: December 31, 2017  
Total days in statement period: 31

Page 1 of 2

(0)

00011246 MSFDDAM0123017013912 000001 000000 0

Direct inquiries to:  
877 734-2265



OAKRIDGE HOMEOWNERS ASSOCIATION  
C/O BRAZOS VALLEY PROPERTY MGMT  
903 TEXAS AVE S  
COLLEGE STATION TX 77840-2228

State Farm Bank  
PO Box 2316  
Bloomington IL 61702-2316

### Non Profit Money Market

Account number	[REDACTED]	Beginning balance	\$25,285.47
Low balance	\$25,285.47	Total additions	342.74
Average balance	\$25,489.57	Total subtractions	5.00
Avg collected balance	\$25,478	Ending balance	\$25,623.21
Interest paid year to date	\$162.77		

### INTEREST RATES

Effective dates	Interest Rate
11-30-17	0.450%

### DEBITS

Date	Description	Subtractions
12-31	Service Charge DUAL SIGNATURE FEE	5.00

### CREDITS

Date	Description	Additions
12-13	Mail Deposit	333.00
12-31	Interest	9.74

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	25,285.47	12-13	25,618.47	12-31	25,623.21

### INTEREST INFORMATION

Annual percentage yield earned	0.45%
Interest-bearing days	31
Average balance for APY	\$25,489.57
Interest earned	\$9.74

00011246-0011246-Page 1 of 2-MSFDDAM0123017013912-DPCSPRTM3



## OAKRIDGE HOA 2018 BUDGET

	2017 Budget	2017 Actual	2018 Budget	
<b>INCOME:</b>	41500.00	45055.00	42000.00	
Late/Violations	0.00	-35.00		
Other Income:	0.00	24797.02		
<b>TOTAL INCOME:</b>	41500.00	69817.02	42000.00	
 <b>EXPENSE:</b>				
Transfer to Reserve	3996.00	3996.00	4200.00 *	
Roof Repair/Replace	500.00	18395.00	150.00	
Electrical Repair	750.00	7696.50	300.00	
General Maintenance	2000.00	2541.76	2000.00	
Insurance	9477.76	12474.72	12750.00 *	
Lawn Maintenance	5500.00	6181.96	6200.00 *	
Management Fee	4800.00	4800.00	4800.00 *	
Office Expense	25.00	196.76	50.00	
Pest Control	800.00	779.40	800.00	
Legal/Professional	500.00	774.23	400.00	
Utilities	8331.50	7295.37	7400.00 *	
Plumbing	1500.00	166.67	400.00	
Fence Repair/Replace	2000.00	1418.83	1000.00	
Special Projects	0.00	5464.80		36600.00 108.93
Porter Service	0.00	229.13	200.00	per unit
<b>TOTAL EXPENSE:</b>	40180.26	72411.13	40650.00	per month
				120.98
	1319.71	-2594.11	1350.00	

**State Farm Reserve Account Balance as of 12/31/2017 25,623.21**

Insurance includes an Employee Dishonesty Bond



**Lindsey Niemeyer**  
 Brazos Valley Property Mgmt.  
 lindseyn@century21bcs.com  
 Ph:

**CMA 1 - Line**

Prepared By: Lindsey Niemeyer

Listings as of 01/23/18 at 9:11 am

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract' Status is 'Sold' Status Contractual Search Date is 01/01/2017+ Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 01/23/2018 to 07/27/2017 Subdivision Code is 'Oak Ridge Condos 1-2'

**Residential**

**Sold Properties**

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
16002927	2101 Barak Lane #26	26	2	1/-		Oak Ridge Condos 1-2	1980	1,003	\$89.63	\$89,900	\$88,250	\$87.99	03/29/2017	98.16	132
17005593	2101 Barak Lane #2	2	2	1/1	NONE	Oak Ridge Condos 1-2	1980	1,003	\$104.19	\$104,500	\$105,850	\$105.53	06/30/2017	101.29	74
17010680	2101 Barak Lane #23	23	2	1/1	NONE	Oak Ridge Condos 1-2	1980	1,048	\$104.87	\$109,900	\$109,900	\$104.87	09/05/2017	100.00	49
17009420	2101 Barak Lane #5	5	2	1/1		Oak Ridge Condos 1-2	1980	1,048	\$104.87	\$109,900	\$110,500	\$105.44	08/08/2017	100.55	57
<b># LISTINGS:</b>	<b>4</b>						<b>Medians:</b>	1980	1,026	\$104.53	\$107,200	\$107,875	\$105.16	100.27	66
							<b>Minimums:</b>	1980	1,003	\$89.63	\$89,900	\$88,250	\$87.99	98.16	49
							<b>Maximums:</b>	1980	1,048	\$104.87	\$109,900	\$110,500	\$105.53	101.29	132
							<b>Averages:</b>	1980	1,026	\$100.89	\$103,550	\$103,625	\$100.96	100.00	78

**Quick Statistics ( 4 Listings Total )**

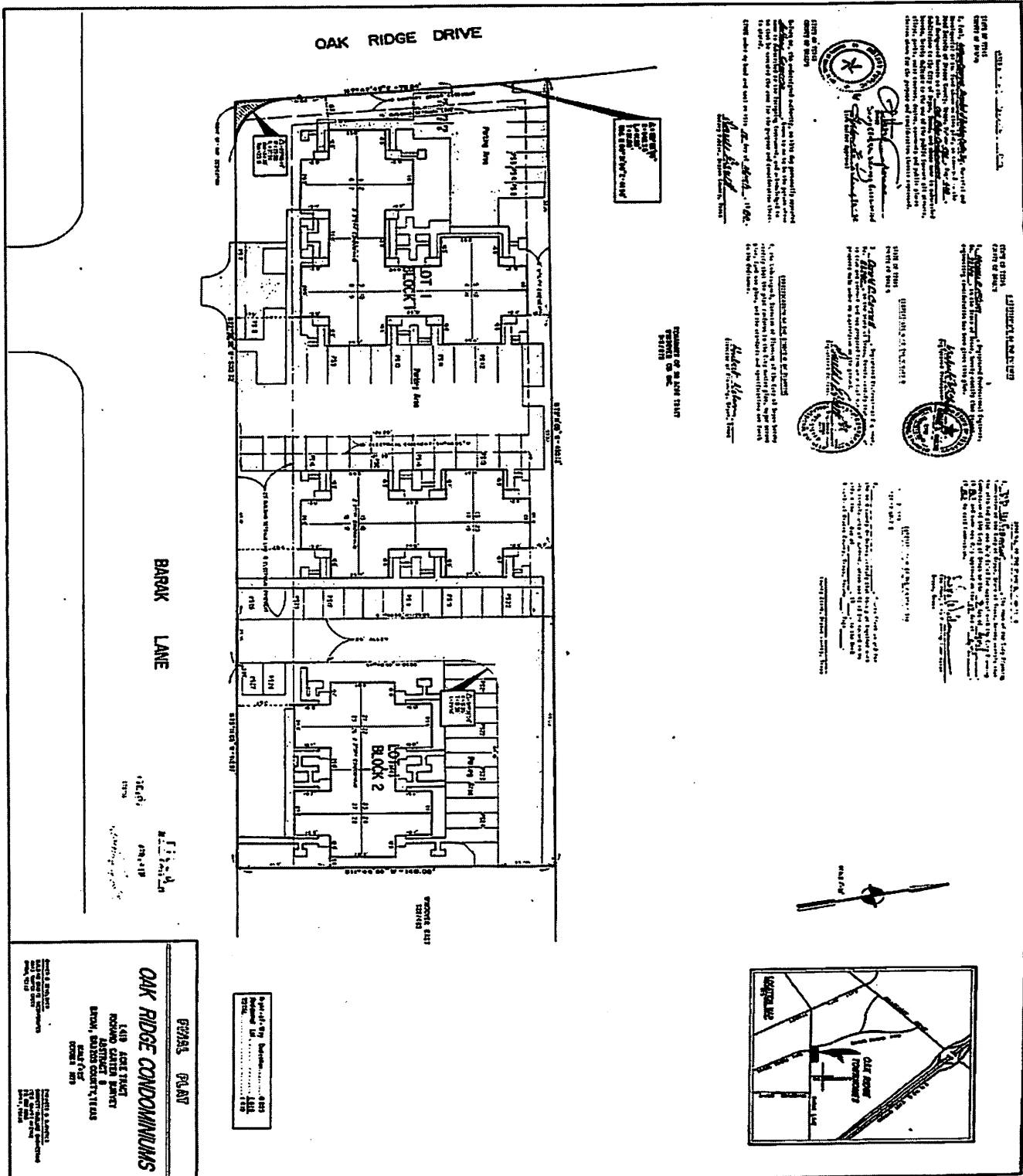
	Min	Max	Average	Median
<b>List Price</b>	\$89,900	\$109,900	\$103,550	\$107,200
<b>Sold Price</b>	\$88,250	\$110,500	\$103,625	\$107,875

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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.

Name of Plat: Oak Ridge Condominiums  
 Date of Plat: April 17, 1980  
 File No.: 178704  
 Date of Filing: April 28, 1980



**UNIT 101**  
 [Signature]  
 [Stamp]

**UNIT 102**  
 [Signature]  
 [Stamp]

**UNIT 103**  
 [Signature]  
 [Stamp]

**OWNER'S PLAN**  
**OAK RIDGE CONDOMINIUMS**  
 1419 ASH TRACT  
 ROCKWOOD CITIES PART 1  
 BROWN, BROWN COUNTY, TEXAS  
 UNIT 101  
 OWNER'S PLAN

Unit 101  
 101  
 101

**HOA Delinquency**

**Properties:** Oakridge Condos - 2101 Barak Bryan, TX 77802

**Tenant Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 125.00

<b>Unit</b>	<b>Name</b>	<b>Amount Receivable</b>
<b>Oakridge Condos - 2101 Barak Bryan, TX 77802</b>		
#26		290.00
<b>Total</b>		<b>290.00</b>

<b>ACORD COMMERCIAL INSURANCE APPLICATION</b>				DATE (MM/DD/YYYY) 09/18/2017	
<b>APPLICANT INFORMATION SECTION</b>					
AGENCY	PHONE (A/C, No, Ext): (979)774-3900 FAX (A/C, No.): (979)774-3955	CARRIER Westchester Surplus Lines	NAIC CODE:	UNDERWRITER	UNDERWRITER OFF.
Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		POLICIES OR PROGRAM REQUESTED Commercial Package		POLICY NUMBER	
CODE: SUB CODE:		INDICATE SECTIONS ATTACHED		EQUIPMENT FLOATER	
AGENCY CUSTOMER ID: 8093		<input checked="" type="checkbox"/> PROPERTY		<input type="checkbox"/> GARAGE AND DEALERS	
		<input type="checkbox"/> GLASS AND SIGN		<input type="checkbox"/> VEHICLE SCHEDULE	
		<input type="checkbox"/> ACCOUNTS RECEIVABLE/ VALUABLE PAPERS		<input type="checkbox"/> BOILER & MACHINERY	
		<input type="checkbox"/> CRIME/MISCELLANEOUS CRIME		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	
		<input type="checkbox"/> TRANSPORTATION/ MOTOR TRUCK CARGO		<input type="checkbox"/> WORKERS COMPENSATION	
				<input type="checkbox"/> BUSINESS AUTO	
				<input type="checkbox"/> TRUCKERS/MOTOR CARRIER	
				<input type="checkbox"/> UMBRELLA	

<b>STATUS OF TRANSACTION</b>		<b>PACKAGE POLICY INFORMATION</b>			
QUOTE	<input checked="" type="checkbox"/> ISSUE POLICY	<input type="checkbox"/> RENEW	ENTER THIS INFORMATION WHEN COMMON DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MONOLINE POLICIES.		
BOUND (Give Date and/or Attach Copy):		PROPOSED EFF DATE	PROPOSED EXP DATE	BILLING PLAN	PAYMENT PLAN
CHANGE DATE	TIME			DIRECT BILL	AUDIT
CANCEL 09/19/2017	12:01	09/19/2017	09/19/2018	<input checked="" type="checkbox"/> AGENCY BILL	

<b>APPLICANT INFORMATION</b>		FEIN OR SOC SEC # (of First Named Insured):		MAILING ADDRESS INCL ZIP+4 (of First Named Insured)	
NAME (First Named Insured & Other Named Insureds) Oak Ridge Condo Owners Association		PHONE (A/C, No, Ext): (979)764-2500		c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	
E-MAIL ADDRESS(ES): terryt@century21bcs.com		CR BUREAU NAME		WEBSITE ADDRESS(ES):	
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> CORPORATION	<input type="checkbox"/> SUBCHAPTER S CORPORATION NOT FOR PROFIT ORG	<input type="checkbox"/> LIMITED LIAB CORP	NO. OF MEMBERS AND MANAGERS	DATE BUS STARTED
<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> JOINT VENTURE				12/31/1981
INSPECTION CONTACT Terry Thigpin terryt@century21bcs.com		ACCOUNTING RECORDS CONTACT Terry Thigpin terryt@century21bcs.com		PHONE (A/C, No, Ext): (979) 764-2500	

PREMISES INFORMATION						
LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTEREST	YR BUILT	PART OCCUPIED
01	01	2101 Barak Lane Units 1-28 Bryan Brazos TX 77802	<input checked="" type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT	1982	100%
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT		
			<input type="checkbox"/> INSIDE <input type="checkbox"/> OUTSIDE	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT		

**NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)**  
 28 unit condo complex. Mostly working individuals with a few retired people. Complex is located in a middle-class residential area. The local high school is less than a block away so its very family oriented. Very well maintained. About 75% of the units are owner occupied and the others are leased out. A local property management agency handles all leasing and maintenance. Construction is a mixture of stone & frame. Each unit is 2 bedroom 1 1/2 bath.

GENERAL INFORMATION			
EXPLAIN ALL "YES" RESPONSES	YES	NO	EXPLAIN ALL "YES" RESPONSES
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY ?		<input checked="" type="checkbox"/>	7. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?		<input checked="" type="checkbox"/>	8. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN CONVICTED OF ANY DEGREE OF THE CRIME OF ARSON? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?		<input checked="" type="checkbox"/>	9. ANY UNCORRECTED FIRE CODE VIOLATIONS?
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?		<input checked="" type="checkbox"/>	10. ANY BANKRUPTCIES, TAX OR CREDIT LIENS AGAINST THE APPLICANT IN THE PAST 5 YEARS?
4. ANY CATASTROPHE EXPOSURE?		<input checked="" type="checkbox"/>	11. HAS BUSINESS BEEN PLACED IN A TRUST? IF YES, NAME OF TRUST:
5. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED?		<input checked="" type="checkbox"/>	
6. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR 3 YEARS? (Not applicable in MO)		<input checked="" type="checkbox"/>	

REMARKS/PROCESSING INSTRUCTIONS

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING, INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY: SUBSTANTIAL) CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR, or VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)

APPLICANT'S SIGNATURE 	DATE 9/19/2017	PRODUCER'S SIGNATURE 	NATIONAL PRODUCER NUMBER
---------------------------	-------------------	--------------------------	--------------------------

**PRIOR CARRIER INFORMATION**

LINE	CATEGORY	Arch Specialty		Arch Specialty		Arch Specialty		Penn America		Scottsdale	
	CARRIER	Arch Specialty		Arch Specialty		Arch Specialty		Penn America		Scottsdale	
	POLICY NUMBER	ANC0000227-02		ANC0000227-01		ANC0000227-00		PAC7049103		CPS1686593	
	POLICY TYPE	CLAIMS MADE <input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE <input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE <input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE <input checked="" type="checkbox"/>	OCCURRENCE	CLAIMS MADE <input checked="" type="checkbox"/>	OCCURRENCE
	RETRO DATE										
	EFF-EXP DATE	09/19/2016	09/19/2017	09/19/2015	09/19/2016	09/19/2014	09/19/2015	12/31/2013	08/28/2014	12/31/2012	12/31/2013
GENERAL LIABILITY	GENERAL AGGREGATE	2,000,000		2,000,000		2,000,000		2,000,000		2,000,000	
	PRODUCTS COMP OP AGGREGATE	2,000,000		2,000,000		2,000,000		Included		2,000,000	
	PERSONAL & ADV INJ	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000	
	EACH OCCURRENCE	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000	
	FIRE DAMAGE	100,000		100,000		100,000		100,000		100,000	
	MEDICAL EXPENSE	10,000		10,000		10,000		5,000		5,000	
	BODILY INJURY OCCURRENCE										
	BODILY INJURY AGGREGATE										
	PROPERTY DAMAGE OCCURRENCE										
	PROPERTY DAMAGE AGGREGATE										
COMBINED SINGLE LIMIT											
MODIFICATION FACTOR											
TOTAL PREMIUM									504		
AUTOMOBILE	CARRIER										
	POLICY NUMBER										
	POLICY TYPE										
	EFF-EXP DATE										
	COMBINED SINGLE LIMIT										
	BODILY INJURY EA PERSON										
	BODILY INJURY EA ACCIDENT										
	PROPERTY DAMAGE										
MODIFICATION FACTOR											
TOTAL PREMIUM											
PROPERTY	CARRIER	Arch Specialty		Arch Specialty		Arch Specialty		Penn America		Scottsdale	
	POLICY NUMBER	ANC0000227-02		ANC0000227-01		ANC0000227-00		PAC7049103		CPS1686593	
	POLICY TYPE	Commercial Package		Commercial Package		Commercial Package		Commercial Package		Commercial Package	
	EFF-EXP DATE	09/19/2016	09/19/2017	09/19/2015	09/19/2016	09/19/2014	09/19/2015	12/31/2013	08/28/2014	12/31/2012	12/31/2013
	<input checked="" type="checkbox"/> BUILDING AMT	1,260,000		1,260,000		1,260,000		1,260,000		945,000	
	<input type="checkbox"/> PERS PROP AMT										
MODIFICATION FACTOR											
TOTAL PREMIUM											
CARRIER											
POLICY NUMBER											
POLICY TYPE											
EFF-EXP DATE											
LIMIT											
MODIFICATION FACTOR											
TOTAL PREMIUM											

**LOSS HISTORY**

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (3 YEARS IN KS & NY)							CHK HERE IF NONE <input checked="" type="checkbox"/>	SEE ATTACHED LOSS SUMMARY
DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS		
						OPEN		
						CLOSED		
						OPEN		
						CLOSED		
REMARKS NOTE: FIDELITY REQUIRES A FIVE YEAR LOSS HISTORY							ATTACHMENTS	
							STATE SUPPLEMENT(S) (if applicable)	
COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)								
<p><b>NOTICE OF INSURANCE INFORMATION PRACTICES</b></p> <p>PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTION ON HOW TO SUBMIT A REQUEST TO US.</p>								

# ACORD<sup>TM</sup> COMMERCIAL GENERAL LIABILITY SECTION

DATE  
09/18/2017

PRODUCER PHONE (A/C No. Ext): (979)774-3900

Service Insurance Group, Inc.  
PO Box 5753  
3840 Corporate Center Dr  
Bryan TX 77805-5753

APPLICANT (First Named Insured)  
Oak Ridge Condo Owners Association

EFFECTIVE DATE	EXPIRATION DATE	DIRECT BILL	PAYMENT PLAN	AUDIT
09/19/2017	09/19/2018	<input checked="" type="checkbox"/> AGENCY BILL		

CODE: \_\_\_\_\_ SUB CODE: \_\_\_\_\_  
AGENCY CUSTOMER ID: 8093

FOR COMPANY USE ONLY

**COVERAGES**

COMMERCIAL GENERAL LIABILITY

CLAIMS MADE  OCCURRENCE

OWNER'S & CONTRACTOR'S PROTECTIVE

**DEDUCTIBLES**

PROPERTY DAMAGE \$ 500

BODILY INJURY \$ \_\_\_\_\_

\_\_\_\_\_ PER CLAIM  
 \_\_\_\_\_ PER OCCURRENCE

**LIMITS**

GENERAL AGGREGATE	\$ 2,000,000	PREMIUMS
PRODUCTS & COMPLETED OPERATIONS AGGREGATE	\$ Included	PREMISES/OPERATIONS
PERSONAL & ADVERTISING INJURY	\$ 1,000,000	PRODUCTS
EACH OCCURRENCE	\$ 1,000,000	OTHER
DAMAGE TO RENTED PREMISES (each occurrence)	\$ 100,000	TOTAL
MEDICAL EXPENSE (Any one person)	\$ 5,000	
EMPLOYEE BENEFITS	\$	

OTHER COVERAGES, RESTRICTIONS AND/OR ENDORSEMENTS (For hired/non-owned auto coverages attach the Business Auto Section, ACORD 127)

**SCHEDULE OF HAZARDS**

LOCATION #	CLASSIFICATION	CLASS CODE	PREMIUM BASIS	EXPOSURE	TERR	RATE		PREMIUM	
						PREM/OPS	PRODUCTS	PREM/OPS	PRODUCTS
01	Condo Associations - Residential (Association Risk Only)	62003	28	Units	006				

RATING AND PREMIUM BASIS  
 (S) GROSS SALES - PER \$1,000/SALES (P) PAYROLL - PER \$1,000/PAY (C) TOTAL COST - PER \$1,000/COST (U) UNIT - PER UNIT  
 (A) AREA - PER 1,000/SQ FT (M) ADMISSIONS - PER 1,000/ADM (T) OTHER

**CLAIMS MADE (Explain all "Yes" responses)**

**EMPLOYEE BENEFITS LIABILITY**

1. PROPOSED RETROACTIVE DATE:	1. DEDUCTIBLE PER CLAIM: \$
2. ENTRY DATE INTO UNINTERRUPTED CLAIMS MADE COV:	2. NUMBER OF EMPLOYEES:
3. HAS ANY PRODUCT, WORK, ACCIDENT, OR LOCATION BEEN EXCLUDED, UNINSURED OR SELF-INSURED FROM ANY PREVIOUS COVERAGE?	3. NUMBER OF EMPLOYEES COVERED BY EMPLOYEE BENEFITS PLANS:
4. WAS TAIL COVERAGE PURCHASED UNDER ANY PREVIOUS POLICY?	4. RETROACTIVE DATE:
REMARKS	REMARKS

**CONTRACTORS**

EXPLAIN ALL "YES" RESPONSES (For past or present operations)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For past or present operations)		YES	NO
1. DOES APPLICANT DRAW PLANS, DESIGNS, OR SPECIFICATIONS FOR OTHERS?				4. DO YOUR SUBCONTRACTORS CARRY COVERAGES OR LIMITS LESS THAN YOURS?			
2. DO ANY OPERATIONS INCLUDE BLASTING OR UTILIZE OR STORE EXPLOSIVE MATERIAL?				5. ARE SUBCONTRACTORS ALLOWED TO WORK WITHOUT PROVIDING YOU WITH A CERTIFICATE OF INSURANCE?			
3. DO ANY OPERATIONS INCLUDE EXCAVATION, TUNNELING, UNDERGROUND WORK OR EARTH MOVING?				6. DOES APPLICANT LEASE EQUIPMENT TO OTHERS WITH OR WITHOUT OPERATORS?			
REMARKS/DESCRIBE THE TYPE OF WORK SUBCONTRACTED	\$ PAID TO SUB-CONTRACTORS:	% OF WORK SUBCONTRACTED:		# FULL-TIME STAFF:	# PART-TIME STAFF:		

**PRODUCTS/COMPLETED OPERATIONS**

PRODUCTS	ANNUAL GROSS SALES	# OF UNITS	TIME IN MARKET	EXPECTED LIFE	INTENDED USE	PRINCIPAL COMPONENTS
Included		28	22+			

EXPLAIN ALL "YES" RESPONSES (For any past or present product or operation)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For any past or present product or operation)		YES	NO
1. DOES APPLICANT INSTALL, SERVICE OR DEMONSTRATE PRODUCTS?			X	6. PRODUCTS RECALLED, DISCONTINUED, CHANGED?			X
2. FOREIGN PRODUCTS SOLD, DISTRIBUTED, USED AS COMPONENTS?			X	7. PRODUCTS OF OTHERS SOLD OR RE-PACKAGED UNDER APPLICANT LABEL?			X
3. RESEARCH AND DEVELOPMENT CONDUCTED OR NEW PRODUCTS PLANNED?			X	8. PRODUCTS UNDER LABEL OF OTHERS?			X
4. GUARANTEES, WARRANTIES, HOLD HARMLESS AGREEMENTS?			X	9. VENDORS COVERAGE REQUIRED?			X
5. PRODUCTS RELATED TO AIRCRAFT/SPACE INDUSTRY?			X	10. DOES ANY NAMED INSURED SELL TO OTHER NAMED INSUREDS?			X

PLEASE ATTACH LITERATURE, BROCHURES, LABELS, WARNINGS, ETC

**ADDITIONAL INTEREST/CERTIFICATE RECIPIENT**

ACORD 45 attached for additional names

INTEREST	RANK	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER	
ADDITIONAL INSURED					LOCATION:	BUILDING:
LOSS PAYEE					VEHICLE:	BOAT:
MORTGAGEE					SCHEDULED ITEM NUMBER:	
LIENHOLDER					OTHER	
EMPLOYEE AS LESSOR						
ITEM DESCRIPTION:						

**GENERAL INFORMATION**

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)		YES	NO	EXPLAIN ALL "YES" RESPONSES (For all past or present operations)		YES	NO
1. ANY MEDICAL FACILITIES PROVIDED OR MEDICAL PROFESSIONALS EMPLOYED OR CONTRACTED?			X	12. ANY STRUCTURAL ALTERATIONS CONTEMPLATED?			X
2. ANY EXPOSURE TO RADIOACTIVE/NUCLEAR MATERIALS?			X	13. ANY DEMOLITION EXPOSURE CONTEMPLATED?			X
3. DO/HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVED(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)			X	14. HAS APPLICANT BEEN ACTIVE IN OR IS CURRENTLY ACTIVE IN JOINT VENTURES?			X
4. ANY OPERATIONS SOLD, ACQUIRED, OR DISCONTINUED IN LAST 5 YEARS?			X	15. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?			X
5. MACHINERY OR EQUIPMENT LOANED OR RENTED TO OTHERS?			X	16. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS OR SUBSIDIARIES?			X
6. ANY WATERCRAFT, DOCKS, FLOATS OWNED, HIRED OR LEASED?			X	17. ARE DAY CARE FACILITIES OPERATED OR CONTROLLED?			X
7. ANY PARKING FACILITIES OWNED/RENTED?			X	18. HAVE ANY CRIMES OCCURRED OR BEEN ATTEMPTED ON YOUR PREMISES WITHIN THE LAST THREE YEARS?			X
8. IS A FEE CHARGED FOR PARKING?			X	19. IS THERE A FORMAL, WRITTEN SAFETY AND SECURITY POLICY IN EFFECT?			X
9. RECREATION FACILITIES PROVIDED?			X	20. DOES THE BUSINESSES' PROMOTIONAL LITERATURE MAKE ANY REPRESENTATIONS ABOUT THE SAFETY OR SECURITY OF THE PREMISES?			X
10. IS THERE A SWIMMING POOL ON THE PREMISES?			X				
11. SPORTING OR SOCIAL EVENTS SPONSORED?			X				
REMARKS							
ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY: SUBSTANTIAL) CIVIL PENALTIES. (NOT APPLICABLE IN CO, HI, NE, OH, OK, OR; IN DC, LA, ME AND VA, INSURANCE BENEFITS MAY ALSO BE DENIED)							

# ACORD™ PROPERTY SECTION

DATE  
09/18/2017

PRODUCER: **Service Insurance Group, Inc.**  
 PHONE (A.C. No. Exd): **(979)774-3900**  
 PO Box 5753  
 3840 Corporate Center Dr  
 Bryan TX 77805-5753

APPLICANT (First Named Insured): **Oak Ridge Condo Owners Association**

EFFECTIVE DATE: **09/19/2017**    EXPIRATION DATE: **09/19/2018**    DIRECT BILL:     PAYMENT PLAN:    AUDIT:

CODE:    SUB CODE:  
 AGENCY CUSTOMER ID: **8093**

FOR COMPANY USE ONLY

PREMISES INFORMATION:  BLANKET COVERAGE    PREMISES #: **01**    BUILDING #: **01**    STREET ADDRESS: **2101 Barak Lane, Units 1-28, Bryan, TX**

SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DEDUCTIBLE	FORMS AND CONDITIONS TO APPLY
Buildings (See Below)	1,260,000	80	RCV	Special		1,000	F,EC,SEC,RCV; 1% Wind/Hail deductible \$2,500 minimum
Equipment Breakdown	Included			Special			

ADDITIONAL INFORMATION - BUSINESS INCOME/EXTRA EXPENSE

TYPE OF BUSINESS	ORDINARY PAYROLL	POWER/HEAT	EXT PERIOD	TUITION FEES	OFF PREM POWER	DEPEND PROP
NON MFG	EXCL <input type="checkbox"/> INCL <input type="checkbox"/>	\$ DED	DAYS	\$ STUDENTS	POWER	% COIN
MFG	90 DAYS	ELEC MEDIA	MO PERIOD	\$ OTHER ED SERV/INC	WATER	CONT LOC
MINING	180 DAYS	DAYS \$	LIMIT		COMM (DESCR BELOW)	REC LOC
% COINS	\$	ORD OR LAW	MAX PERIOD			MFG LOC
		DAYS				LDR LOC (DESCR BELOW)

NAME AND ADDRESS(ES) FOR OFF PREM POWER OR DEPEND PROP: \_\_\_\_\_

EXTRA EXPENSE \_\_\_\_\_ DAYS PERIOD REST \_\_\_\_\_  
 LIMIT LOSS PAY \_\_\_\_\_ % \_\_\_\_\_ % \_\_\_\_\_ %

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION  
 Building 1: \$540,000 RCV; 12,300 sq ft  
 Building 2: \$360,000 RCV; 8,200 sq ft  
 Building 3: \$360,000 RCV; 8,200 sq ft.

CONSTRUCTION TYPE: **Brick Veneer**    DISTANCE TO HYDRANT: **250 FT**    FIRE STAT: **2 MI**    FIRE DISTRICT/CODE NUMBER: **Bryan**    PROT CL: **02**    # STORIES: **2**    # BASMTS: **0**    YR BUILT: **1982**    TOTAL AREA: **28700**

BUILDING IMPROVEMENTS:  WIRING, YR: **2012**     PLUMBING, YR: **2012**     ROOFING, YR: **2009**     HEATING, YR: **2012**    WIND CLASS: **Composition**    OTHER OCCUPANCIES: \_\_\_\_\_

OTHER: **Exterior Siding; 2007**    RESISTIVE  SEMI-RESISTIVE  OTHER     HEATING BOILER ON PREMISES?  YES  NO    IF YES, IS INSURANCE PLACED ELSEWHERE?  YES  NO

RIGHT EXPOSURE & DISTANCE: **Home, 100ft**    LEFT EXPOSURE & DISTANCE: **Street, 50ft**    REAR EXPOSURE & DISTANCE: **Street, 50ft**

BURGLAR ALARM TYPE: \_\_\_\_\_    CERTIFICATE #: \_\_\_\_\_    EXPIRATION DATE: \_\_\_\_\_    EXTENT: \_\_\_\_\_    GRADE: \_\_\_\_\_    CENTRAL STATION WITH KEYS:

BURGLAR ALARM INSTALLED AND SERVICED BY: \_\_\_\_\_    # GUARDS/WATCHMEN: \_\_\_\_\_    CLOCK HOURLY:

PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO<sup>2</sup>/Chemical Systems): \_\_\_\_\_    % SPRNK: **0**    FIRE ALARM MANUFACTURER: \_\_\_\_\_    CENTRAL STATION:     LOCAL GONG:

ADDITIONAL INTERESTS

RANK:	NAME AND ADDRESS	EVIDENCE	RANK:	NAME AND ADDRESS	EVIDENCE
INTEREST		<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY	INTEREST		<input type="checkbox"/> CERTIFICATE <input type="checkbox"/> POLICY
<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE			<input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE		

VALUE REPORTING INFORMATION

REPORTING FORM: PROVIDE AVERAGE VALUES FOR PAST 12 MONTHS	PREMISES/BUILDING	ANY OTHER LOCATION DECLARED AT INCEPTION	ANY OTHER LOCATION ACQUIRED AFTER INCEPTION	PREMISES NOT OWNED OR ACQUIRED LIMIT
SUBJECT OF INSURANCE				



# Commercial Property Declarations

**Westchester**  
A Chubb Company

Company: Westchester Surplus Lines Insurance Company (A.M.  
Best Rating A++)

SYM: FS

Policy ID: FSF13695957 001

Location		
Loc. No.	Bld. No.	Address
1	1	2101 Barak Lane, Bryan, TX 77802
1	2	2101 Barak Lane, Bryan, TX 77802
1	3	2101 Barak Lane, Bryan, TX 77802

### Coverages and Limits Provided

Insurance at Described Location Applies Only for Coverage for Which a Limit of Insurance is shown

Loc. No.	Bld. No.	Coverage	Rate	Limit of Insurance \$	Premium
1	1	Building	0.42	\$738,000	
1	2	Building	0.42	\$492,000	
1	3	Building	0.42	\$492,000	
Total Advance Premium This Page:					\$0
Total Advance Property Premium:					\$10,486

### Coverage Options

#### Deductible

\$1,000  See Multiple Deductible Form  See Windstorm Or Hail Deductible Form

The Replacement Cost and Co-insurance or BI/EE Mo. Limit Of Indemnity options are provided when indicated by an entry below:

Loc. No.	Bld. No.	Coverage	Covered Causes of Loss Form	Replacement Cost		Co-insurance % or BI/EE Mo. Limit Of Indemnity
1	1	Building	Special		X	80%
1	2	Building	Special		X	80%
1	3	Building	Special		X	80%

See attached Schedule AWB103s