

*Old Oaks Townhomes
Homeowners
Association, Inc.*



Annual Meeting

*Thursday April 14th 2016 6:30 pm
Century 21 Beal Inc. - Training Room
404 D University Dr College Station
TX 77840*



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

The Old Oaks Condominium Owners Association is requesting your attendance at the 2016 Annual Meeting to be held in the training room at Century 21 Beal, Inc. office at 404 D University Drive East, College Station, Tx. 77840 , (Across from The Fox and Hound) on Thursday, April 14, 2016 at 6:30 pm.

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm, April 14, 2016. You can mail it to BVPM, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Bob Walker, or fax it to (979) 764-0508 or email to c21hoa@century21bcs.com.

Agenda

- 1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading of minutes of preceding meeting.
4. Reports of Officers.
6. Election of Directors.
7. Unfinished business.
8. New business.
A. Discuss outside renovations to complex, roof and siding.

2016 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____

or - Matt Solom Karen Quattlebaum Anna Sprouse Elizabeth Greig Century 21 Beal

As agent for me, and in my name and stead to vote as my Proxy at the 2015 annual meeting of the Old Oaks Condominiums Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the April 14, 2016 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 5:30pm Thursday, April 14, 2016. You can mail, fax, or email it to us. BVPM, 903 Texas Ave. South, College Station, TX 77840. (Fax: 979-764-0508); email: c21hoa@century21bcs.com

Minutes of Old Oaks Homeowner's Association Annual Meeting: February 11, 2015

The annual meeting of the Old Oaks Condominium Owners Association was held at BVPM/Century 21 Office, 903 S. Texas Ave., College Station, TX. The meeting was called to order by Matt Solom at 7:09 p.m. The following were those present for the meeting or signed a proxy:

Present for the Meeting (9)

#01 Doris Price
#03 Helen Menn
#07 Matt Solom (President)
#13 James Johnson/Taylor Tumlinson
#19 Helen Schiffelhauer
#20 Karen Quattlebaum (Vice President)
#26 Jim Scherff
#28 Anna Sprouse (Secretary)
#32 Royce Watson

Proxy (7)

#08 Joe Engelling
#11 Melba Ripple
#14 Andrew Mitchell
#15 Helen Jennings
#24 Yvaun Olsen
#25 Kathleen Shudell
#27 Debbie Fiske

Joey Condon and Terry Thigpin with Century 21 were also present for the meeting.

A Quorum was not present, so the Board moved to close the Annual Meeting.

Informational meeting began at 7:17 p.m.

Matt began with a brief overview of events since the last Annual Meeting:

-City of Bryan was making demands regarding the rears of Units 21-23, namely with regard to the size and positions of the back decks and certain constructions atop them. Thanks to the cooperation of the said units, the City's demands were met to the City's satisfaction.

-The City of Bryan, along with our insurance company, has other pertinent demands for us. There are posted signs within the complex regarding barbeques. The city statues require that we and other complexes like us keep all barbeques-both common and personal-A MINIMUM OF 10 FEET FROM ANY AND ALL COMBUSTIBLE STRUCTURES, both when in use and for storage. If you get caught in violation, the Fire Marshall can issue fines of up to \$2,000. In addition, the insurance policy the HOA carries can be summarily cancelled by our insurer for such violations-not just for the violating unit, but the entire complex.

- Another demand that the City of Bryan has made involves the fence along the northern edge of the complex on the line between us and our Briar Oaks neighbors. The City requires that complexes like us build and maintain fences along the property lines when the other side has differently-zoned properties, as is the case with the houses on Briar Oaks. There had been a section missing for some time that the city demanded we replace. What makes the demand a problem is twofold; directly beneath the fence is a gas pipeline. In addition, after the Fire of 2011, the then-Fire Marshall preferred that the fence be

removed to open access and allow the area to be cleared. However, the City didn't budge and we were forced to comply.

-The City also raised the rates we pay for service. One result of the way the complex's plumbing is laid out is that we can't meter water usage for individual units, but only as a whole for the entire complex. Because of this, we don't pay residential rates for water-we pay commercial rates, which are much higher. We pay 37% more for the same volume of water as do residential zones, even though we don't even have a sprinkler system.

-It doesn't stop there. The Brazos County Appraisal District seems to be playing with our property tax valuations. With the advent of the new flood maps, much of the complex is now in a flood plain. Yet the tax office seems to think that the unimproved land, now categorized in a flood plain when it previously was not, is somewhat worth more than before - a lot more, and a lot more per acre than most of our neighbors. To collectively protest this, Chuck and Kathleen graciously volunteered to serve on the Official Property Tax Reduction Committee of 2014. They were appointed to represent the complex before the Appraisal District to try and get our valuations to a more rational level. Unfortunately, despite same valiant efforts on their part, it became apparent that the District would not budge. The Board would like to extend our gratitude to them for their service.

-The Board determined that it would behoove us to have an elevation survey performed on the entire complex. Each owner should have received a copy of the results for their unit. The results are also available online at the HOA website. These documents should simplify matters when dealing with mortgage and insurance companies.

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

-Last Fall the Board finally completed its long-overdue overhaul of our Rules and Regulations. These are not to be confused with the Declaration or By-Laws. Each of the Owners should have a copy of the updated Rules and Regulations along with the Fine and Fee Schedule and a partial planter map; these auxiliary materials are essentially appendices to the Rules and Regulations.

-Of the Changes, we removed all references to Equity (obsolete), brought our barbeque provisions into compliance with the relevant City ordinances, added a planter policy to clarify what was essentially accepted practice, updated the parking policy to quell the abuse of the parking lot, and added some surprisingly necessary common-sense provisions. The Fine and Fee Schedule is intended to provide clarity on the consequences for violations, and the planter map is intended to show where appropriate areas are for each unit to do a bit of outdoor planting within reason-things like roses or vincas. Please don't plant such unpleasant things such as poison oak. Also, please don't block the walkways with potted plants-walkways need to be kept clear to provide access for you and your neighbors. We are trying to avoid the disorder and heated feelings in our planter policy like those that arose with the problems in the parking lot. The parking lot abuse was the major impetus for instituting the parking

sticker system. In short, if a numbered space does not belong to you, and you do not have explicit permission from the Owner of that space to do so, DO NOT PARK IN SUCH A SPACE.

-Another major category we have to discuss relates to the maintenance of the complex. In the Fire of 2011, we lost some important illumination back in the area around #1-4. Replacing it in-kind would have cost a fair amount of money, so we began looking at less expensive alternatives. The one we landed on is, instead of hardwired fixture, solar-powered LED lighting. It has yet to be installed, but should be soon.

-In addition, drainage in that part of the complex has been a problem for some time. We did manage to improve it substantially by snaking out the courtyard drain and overhauling the debris screen to allow more flow. While improved, it is still a little undersized in the really heavy rains we occasionally get. Speaking of those rains, please pay attention when they come. We ARE in a flood zone, after all, and the parking lot has flooded in the past year. The creek side is substantially lower than the northern part, and vehicles left there in such a storm have been inundated and damaged by the rising waters.

-Inundated automobiles aren't the only issues facing our complex with regards to storms. One of our most frustrating issues is leaks. We've all seen the deterioration of the siding, and several units have leaks through it. Most units now also have problems with leaks in their roofs. Neither the siding nor the roof replacements come cheap. And for those of you who think we do nothing when you complain about leaking roofs, we DO send out repairmen to tackle the problem. The roofs are simply springing leaks faster than we can find and patch them – it is, unfortunately, time for new roofs for most of us. We are working with the insurance company to see if we can get proceeds from a claim to try to replace the aging roofs, but that is ongoing and in the long run will still cost us a fair amount of money.

-And that is before we add in the cost of the siding overhaul. Of all the bids we've solicited, only one full bid has actually been submitted to us. It would redo all of our siding with Hardie-Plank, and do so for around half a million dollars. Suffice to say, that's a bit out of our reach at the moment, even with a loan. On that note, we should mention that if you aren't diligent about paying your monthly dues and fall behind, it adds up for us. It makes it more difficult for us to do necessary maintenance if we don't have the money, and it makes it more difficult for us to get a loan for big-ticket renovations if the banks see delinquent accounts. Please pay your fees in full and on time.

-It appears that we once again need to increase the dues. The increase to \$132/month a year and a half ago did manage to halt the depletion of our reserve account. It now stands at around (\$25,000???) , which is essentially the same as a year ago. However, if we are to pay for replacement roofs, even if it's just the deductible for our insurance, we need to raise the rates accordingly.

-Doris Price was elected to the Board as a member at large.

-In order to keep sinking fund active, \$100 will be added to account per month.

-Next meeting is scheduled for May 11 at 5:30 p.m.

Meeting Adjourned: 8:20 p.m.

Minutes prepared by Anna Sprouse

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Board Meeting
January 6, 2016

The meeting was held at BVP Management/Century 21 office, 903S. Texas Ave., College Station, TX. The meeting was called to order by Matt Solom at 6:06 p.m. In attendance were Matt Solom, Karen Quattlebaum, Anna Sprouse, Bob Walker and Terry Thigpin.

Minutes from meeting held on September 15, 2015 were reviewed and approved with amended changes.

Old Business:

- A. **Siding and Roofing Loan Progress:** The bank is requesting \$50,000 in our Reserve Account for collateral towards the loan. Terry suggested a special assessment of \$750 to \$1,000 per unit in order to gain \$50,000 in our Reserve Account to proceed with loan. Currently, OCOA has \$26,555.54 in Reserve Account.
- B. **Overhang Repairs Unit 1-4:** Units 1 & 2 overhangs have been repaired. Awaiting on repairs for Units 3-4.
- C. **Sinkhole and Drainage:**
- D. **Suspicious Pests** – Pest control was called out to place traps in Units 25 – 28 due to suspected rat activity coming from Units 25 – 27. Traps were cleared and removed with no reported findings.
- E. **Unit #21:** Reports of disturbance coming from Unit #21 which were reported to Century 21. Bob sent out letters to owners regarding noise.

New Business:

- A. **Insurance:** The insurance has been renewed as of December 2015. We must wait 45 days in order to file a claim on roof leaks. Terry discussed using OCOA Reserve Funds of \$20,000 as the deductible. Previously, Engineers were sent out to inspect the roofing and reported to the insurance they saw no need for repairs.
- B. **Loan for Remodeling:** There will be a \$3,000.00 origination fee for the loan. Considering a 15 year note and paying it off within 10 years. The Bank is okay with the idea of using our Reserve funds towards the deductible for the new roofing.
- C. **Remodeling Siding :** The Board discussed the following regarding remodeling the siding:
 - 1. Since the roof is not going to be added to the loan, we might consider adding money to the loan for new walk ways.
 - 2. In favor of using hardie plank siding instead of regular wood, which is not much more expensive.
 - 3. Board is requesting OSB sheathing to be added to the bid which will be applied behind the hardie plank siding.
 - 4. Discussion of adding gutters to units with overhangs in order to direct water away from the siding.

- D. Change in HOA Rules:** Recently HOA rules have changed regarding the voting percentage. The voting percentage applies to the number of people in attendance to vote, which we must have 51% of those voting in favor with 100% people notified. The OOCOA Declaration does not specify anything regarding votes for loans.
- E. Rodent Issue:** It was determined by pest control that units #24 and #27 A/C return lines, which run directly into each unit, were not properly sealed which allowed for rodents to travel through and into the units. The Board stated the owners should pay expenses incurred, in order to seal up the opening.
- F. Issues:** Unit #22 still has problems with her back door leaking water into her unit when it rains. Unit #27 still has her unit listed on VRBO after receiving notice letter to take listing down. Unit #21 has trash on the back deck and on the side of the unit. Letter to be sent out to clean up trash and also parking in #22 parking spot. Unit #25 is requesting to amend our Bylaws to include having a garage sale on the premises.
- G. Vacancies:** Currently, units #17 and #24 are vacant units.
- H. The Big Event:** Work for the Big Event will include redoing the parking numbers using stencils, raking leaves by around the complex, and clean out brush area by units 29-32.
- I. Mailboxes:** All owners are responsible for their own mailbox keys and locks.
- J. Annual Meeting:** Need to schedule date for next Annual Meeting and discuss siding and roofing issues.
- K. Reserve Balance:** Currently, we have \$27,000.00 in Reserve Account, which we still need to work on increasing. At this time, we are adding \$100/month into our reserve account.
- L. Next Meeting:** Terry will advise on a meeting date.

Meeting adjourned at 7:16 p.m.

Minutes prepared by Anna Sprouse

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Board Meeting
September 15, 2015

The meeting was held at BVP Management/Century 21 office, 903S. Texas Ave., College Station, TX. The meeting was called to order by Matt Solom at 5:33 p.m. In attendance were Matt Solom, Karen Quattlebaum, Anna Sprouse, Bob Walker, and Terry Thigpin.

Minutes from meeting held on May 19, 2015 were reviewed and approved.

Old Business:

- A. **Increase in HOA Dues:** Due to the enormous maintenance issues within the complex, a 10% increase will go into effect on August 1, 2015. Monthly dues will go from \$132/month to \$145/month. Letters will be mailed out to all residents.
- B. **Loan Qualification Progress:** Logistics of the loan are still in the works.
- C. **Roofing:** The bid from the roofing company has since expired and will need to resubmit a new bid. Awaiting final report, which is a repair and not a replace, due to deductible.
- D. **Siding:** Currently have a bid submitted for \$250,000 which is still active.
- E. **Dumpster Area:** Dirt underneath the concrete area by the dumpster was washed out causing concrete area to cave in. Joey received bid to repair 6X12X6 concrete area for \$875. Concrete will have a back wall to keep dirt from washing out underneath. Bid for fence repair is \$150.
- F. **Unit #19:** Joey will be sending a final notice to have plants removed by 7/1/15.
- G. **Cash Flow Report Jan - May:** Currently there is \$4,000 in Operating Account and escrowing \$100/month to Reserve account. Reserve Account currently has \$26,555.54. Legal fees are being reimbursed as they are paid.
- H. **Sinkhole:** Trench area between Old Oaks & Oakwood has closed up and needs to be trenched again. Sinkhole area is located behind Unit #3.
- I. **Parking Stickers:** Not all residents have parking stickers. When increase letters are mailed out, Joey will include reminder for residents to pick up parking stickers.
- J. **Overhangs on Units 1 - 2:** The overhangs in front of units 1 & 2 are hanging at an angle. Joey will get someone to look at it and advise on pricing.

New Business:

- A. **Siding and Roofing Loan Progress:** The bank is requesting \$50,000 in our Reserve Account for collateral towards the loan. Terry suggested a special assessment of \$750 to \$1,000 per unit in order to gain \$50,000 in our Reserve Account to proceed with loan. Currently, OCOA has \$26,555.44 in Reserve Account.
- B. **Overhang Repairs Unit 1-4:** Units 1 & 2 overhangs have been repaired. Awaiting on repairs for Units 3-4.
- C. **Suspicious Pests** – Pest control was called out to place traps in Units 25 – 28 due to

suspected rat activity coming from Units 25 – 27. Traps were cleared and removed with no reported findings.

- D. Unit #21:** Reports of disturbance coming from Unit #21 which were reported to Century 21. Bob sent out letters to owners regarding noise.
- E. Next Meeting:** Meeting is scheduled for October 24, 2015.

Meeting adjourned at 6:43 p.m.

Minutes prepared by Anna Sprouse

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Board Meeting
May 19, 2015

The meeting was held at BVP Management/Century 21 office, 903S. Texas Ave., College Station, TX. The meeting was called to order by Matt Solom at 5:45p.m. In attendance were Matt Solom, Karen Quattlebaum, Anna Sprouse, Elizabeth Greig, Doris Price and Joey Condon.

Minutes from meeting held on February 3, 2015 were reviewed and approved.

Old Business:

- A. Roof Replacement:** Other than units 21-28 and 11-14, all roofs on every unit needs to be replaced. It was suggested to file an insurance claim for roofing repairs since OCOA is currently out of 3 year claim hold.
- B. Unit #11:** French door is leaking from outside of unit and is in need of repair. Melba called JDB Contracting (homebuilder whom rebuilt units 11-14) and they came out to fix leak even though warranty had expired.
- C. Unit #5:** Roof leaking and is currently on the market.
- D. Unit #23:** Mr. Bouis requesting ramp coming out of his home, which original plans were previously approved by the Board in 2011. The Board approved and Mr. Bouis didn't approve of where ramps were going to be so he filed complaint with TWC/Civil Rights Division. Complaint was dismissed without cause. Ramps are now in place where the Board originally approved ramp location and Mr. Bouis has been told that the ramps must be removed when he or his estate sell the unit.
- E. Unit #19:** Rain barrel in back of her unit has lots of water which is a breeding ground for mosquitos. Plants have yet to be cleared from the common area. Joey is currently awaiting response from attorney and so far no response via email/phone.
- F. Re-Striping Parking Lot:** Parking lot was re-striped during the Big Event with striping machine provided by Century 21.
- G. Steps:** Steps were added in front of units 1-2 free of charge by Doris Price's church group.
- H. Unit #21:** Demand letter will be sent by Cassie for late payments.
- I. United Roofing Warranty:** Warranty information is needed from United Roofing for roof replacement in 2010 on units 21- 28 for our records in case of future leaks/problems.

New Business:

- A. Increase in HOA Dues:** Due to the enormous maintenance issues within the complex, a 10% increase will go into effect on August 1, 2014. Monthly dues will go from \$132/mo. to \$145/mo. Letters will be mailed out to all residents.
- B. Loan Qualification Progress:** Logistics of the loan are still in the works.
- C. Roofing:** Bid from roofing company has since expired, need to resubmit for a new bid. Awaiting on final report , which is a repair and not a replace, due to deductible.

- D. Siding:** Currently have bid submitted for \$250,000 which is still active.
- E. Dumpster Area:** The dirt underneath the concrete area by dumpster has washed out causing concrete area to cave in. Joey received bid to repair 6x12x6 concrete area for \$875. Concrete will have a back wall to keep dirt from washing out from under. Bid for fence repair is \$150.
- F. Unit #19:** Joey will be sending a final notice to have plants removed by 7/1/15.
- G. Cash Flow Report Jan – May:** Currently, there is \$4,000 in Operating Account and escrowing \$100/mo. to Reserve account. Reserve Account currently has \$26,000. Legal fees are being reimbursed as they are paid.
- H. Sinkhole:** Trench area between Old Oaks & Oakwood has closed up and needs to be trenched again.
- I. Parking Stickers:** Not all residents have parking stickers. When increase letters are mailed out, Joey will include reminder for residents to pick up parking stickers.
- J. Overhangs on units 1 – 2:** The overhangs in front of units 1 & 2 are hanging at an angle. Joey will get someone to look at it and advise on pricing.
- K. Next Meeting:** Next meeting is scheduled for September 15, 2015 at 5:30 p.m.

Meeting adjourned at 7:11 p.m.

Minutes prepared by Anna Sprouse

Cash Flow (Cash)
Old Oaks Condos HOA - (oldoaks)
January 2015 - December 2015

Prepared For:
Old Oaks Condo HOA
3923 Old Oaks
Bryan, TX 77802

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	Period to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	35.00	0.07	35.00	0.07
Homeowners Association Dues	51,477.04	99.93	51,477.04	99.93
NET RENT INCOME	35.00	0.07	35.00	0.07
TOTAL INCOME	51,512.04	100.00	51,512.04	100.00
EXPENSES				
Concrete work	875.00	1.70	875.00	1.70
Electrical Repairs	289.40	0.56	289.40	0.56
Legal Fees Owners CB	-187.96	-0.36	-187.96	-0.36
Fence Repair	233.66	0.45	233.66	0.45
General Maintenance	3,776.28	7.33	3,776.28	7.33
Insurance	16,652.90	32.33	16,652.90	32.33
Escrow	1,000.00	1.94	1,000.00	1.94
Keys/Locks	-65.00	-0.13	-65.00	-0.13
Legal Fees (HOA)	93.98	0.18	93.98	0.18
Lawn/Property Maintenance	7,149.92	13.88	7,149.92	13.88
Management Fee	4,800.00	9.32	4,800.00	9.32
Parking Lot Repair	75.00	0.15	75.00	0.15
Pest Control	2,836.21	5.51	2,836.21	5.51
Postage	17.19	0.03	17.19	0.03
Professional Fees	315.00	0.61	315.00	0.61
Roofing Expense	577.00	1.12	577.00	1.12
Trash Pick-up	125.00	0.24	125.00	0.24
Utilities	11,540.11	22.40	11,540.11	22.40
TOTAL DIRECT EXPENSES	50,103.69	97.27	50,103.69	97.27
TOTAL EXPENSES	50,103.69	97.27	50,103.69	97.27
NET INCOME	1,408.35	2.73	1,408.35	2.73
ADJUSTMENTS				
Prepaid Rent	1,023.00		1,023.00	
TOTAL ADJUSTMENTS	1,023.00		1,023.00	
CASH FLOW	2,431.35		2,431.35	
Beginning Cash	986.81			
Ending Balance	3,418.16			

Expense Distribution
oldoaks - Old Oaks Condos HOA
Invoice Date: 01/2015 - 12/2015
Check Date: 01/2015 - 12/2015

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
2270 Clearing-Tenant Deposits										
216240	:Refund	04/29/15	oldoaks	xwelchm	2200	104.00		108330	05/06/15	Move out refund
						104.00	0.00			
6298 Concrete work										
216468	905968	05/28/15	oldoaks	eliso	2200	875.00		108389	06/05/15	CONCRETE WORK ON OLD
						875.00	0.00			
6390 Electrical Repairs										
215982	1455	03/13/15	oldoaks	tlcmaint	2200	185.15		108195	03/16/15	Install LED solar light facing
216475	1514	05/09/15	oldoaks	tlcmaint	2200	104.25		108401	06/05/15	#25 - REPAIR OUTLET AT
						289.40	0.00			
6430 Fence Repair										
216535	583	05/28/15	oldoaks	tfry	2200	233.66		108400	06/05/15	Repaired fence around garbage
						233.66	0.00			
6455 General Maintenance										
215983	1456	03/13/15	oldoaks	tlcmaint	2200	138.75		108195	03/16/15	Replace missing rail at Uit 30
216052	Old Oaks R	03/28/15	oldoaks	joeyc	2200	183.66		108214	03/30/15	Old Oaks Aggie Big Event day
216053	1470	03/30/15	oldoaks	tlcmaint	2200	175.00		108246	04/07/15	Tree removal and cut up
216186	home depot	03/28/15	oldoaks	bvinc	2200	54.08		108277	04/16/15	paint for striping parking lot
216751	697	06/25/15	oldoaks	tfry	2200	500.00		108529	07/06/15	Removed and replaced new
217083	1554	06/11/15	oldoaks	tlcmaint	2200	1,117.42		437	07/06/15	Reoaired several falling
217084	1554/2	06/11/15	oldoaks	tlcmaint	2200	1,117.42		108646	08/14/15	Repaired awnings through out
217409	915	09/01/15	oldoaks	tfry	2200	389.95		108793	10/06/15	Old Oaks #5, sheetrock repair
217413	958	09/16/15	oldoaks	tfry	2200	100.00		108793	10/06/15	Attached soffit in areas that had
						3,776.28	0.00			
6470 Insurance										
215626	TXH-34577	12/31/14	oldoaks	ipfs	2200	1,315.29		108037	01/07/15	
215832	TXH-34577	02/02/15	oldoaks	ipfs	2200	1,315.29		108119	02/11/15	
215969	TXH-34577	03/02/15	oldoaks	ipfs	2200	1,315.29		108177	03/10/15	
216135	TXH-34577	03/31/15	oldoaks	ipfs	2200	1,315.29		108262	04/10/15	
216356	TXH-34577	04/30/15	oldoaks	ipfs	2200	1,315.29		108331	05/06/15	
216639	TXH-34577	06/01/15	oldoaks	ipfs	2200	1,315.29		108457	06/12/15	Insurance old oaks
216802	TXH-34577	06/30/15	oldoaks	ipfs	2200	1,381.05		108533	07/06/15	Insurance for Old Oaks
216947	TXH-34577	07/31/15	oldoaks	ipfs	2200	1,315.29		108609	08/05/15	OLD Oaks monthly insurance
217305	TXH-34577	08/31/15	oldoaks	ipfs	2200	1,315.29		108722	09/10/15	Insurance for Old Oaks
217488	TXH-34577	09/30/15	oldoaks	ipfs	2200	1,249.53		108785	10/06/15	Insurance
217488	TXH-34577	09/30/15	oldoaks	ipfs	2200	-1,249.53		108785	10/06/15	Insurance
217488	TXH-34577	09/30/15	oldoaks	ipfs	2200	1,249.53		108799	10/06/15	Insurance
217994	JHH2215P1	12/20/15	oldoaks	sig	2200	3,500.00		108995	12/21/15	Old Oaks insurance down
						16,652.90	0.00			
6471 Escrow										
215945	escrow	03/05/15	oldoaks	oldoaks	2200	100.00		108165	03/05/15	Transferred to escrow
216087	notes-2160	04/01/15	oldoaks	oldoaks	2200	100.00		108226	04/02/15	Transfer to escrow
216338	notes-2163	05/01/15	oldoaks	oldoaks	2200	100.00		108306	05/04/15	Transfer to escrow
216508	notes-2165	06/01/15	oldoaks	oldoaks	2200	100.00		108375	06/04/15	Transfer to escrow
216746	notes-2167	07/01/15	oldoaks	oldoaks	2200	100.00		108505	07/02/15	Transfer to escrow
217017	notes-2170	08/01/15	oldoaks	oldoaks	2200	100.00		108588	08/04/15	Transfer to escrow
217260	notes-2172	09/01/15	oldoaks	oldoaks	2200	100.00		108682	09/03/15	Transfer to escrow
217449	notes-2174	10/01/15	oldoaks	oldoaks	2200	100.00		108776	10/01/15	Transfer to escrow
217621	notes-2176	11/01/15	oldoaks	oldoaks	2200	100.00		108854	11/02/15	Transfer to escrow
217821	notes-2178	12/01/15	oldoaks	oldoaks	2200	100.00		108941	12/02/15	Transfer to escrow
						1,000.00	0.00			
6472 Keys/Locks										
216997	150721-01	07/21/15	oldoaks	mel	2200	65.00		108600	08/05/15	Replaced mailbox lck at Old
						65.00	0.00			
6473 Legal Fees (HOA)										
216014	9471	01/13/15	oldoaks	peterso	2200	93.98		108203	03/24/15	OO19, REMOVAL OF PLANTS
						93.98	0.00			

Expense Distribution
oldoaks - Old Oaks Condos HOA
Invoice Date: 01/2015 - 12/2015
Check Date: 01/2015 - 12/2015

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6475 Lawn/Property Maintenance										
215616	19441	12/31/14	oldoaks	ruffinol	2200	541.25		108030	01/07/15	
215791	19754	01/31/15	oldoaks	ruffinol	2200	541.25		108103	02/05/15	
215912	19944	02/28/15	oldoaks	ruffinol	2200	541.25		108155	03/05/15	
216097	20156	03/31/15	oldoaks	ruffinol	2200	541.25		108243	04/07/15	
216368	20419	04/30/15	oldoaks	ruffinol	2200	541.25		108326	05/06/15	
216432	4202015	04/20/15	oldoaks	bvsqts	2200	216.50		108352	05/20/15	OO TREE TRIMMING, PALLE
216524	20710	05/31/15	oldoaks	ruffinol	2200	671.15		108398	06/05/15	Old Oaks May 2015 Lawn
216757	12214	06/14/15	oldoaks	oneal	2200	173.20		108525	07/06/15	Emergency service to remove a
216763	21000	06/30/15	oldoaks	ruffinol	2200	541.25		108527	07/06/15	Monthly lawn service Old Oaks
216770	1554	06/11/15	oldoaks	tlcmaint	2200	1,117.42		108530	07/06/15	Repaired several falling
216952	21315	07/31/15	oldoaks	ruffinol	2200	541.25		108604	08/05/15	Monthly lawn service old oaks
216984	12250	08/03/15	oldoaks	oneal	2200	54.13		108602	08/05/15	Cut up tree that fell in parking lot
217082	1554	06/11/15	oldoaks	tlcmaint	2200	-1,117.42		435	07/06/15	Coded to wrong account.
217235	21638	08/31/15	oldoaks	ruffinol	2200	541.25		108702	09/03/15	Monthly lawn Maintenance
217426	21948	09/30/15	oldoaks	ruffinol	2200	622.44		108790	10/06/15	monthly lawn service
217639	22264	10/31/15	oldoaks	ruffinol	2200	541.25		108874	11/05/15	Monthly lawn maintenance
217926	22567	11/30/15	oldoaks	ruffinol	2200	541.25		108963	12/04/15	Monthly lawn service
						7,149.92	0.00			
6540 Management Fee										
215609	notes-2156	01/01/15	oldoaks	office	2200	400.00		108010	01/02/15	Managment Fee
215771	notes-2157	02/01/15	oldoaks	office	2200	400.00		108074	02/03/15	Managment Fee
215934	notes-2159	03/01/15	oldoaks	office	2200	400.00		108145	03/05/15	Managment Fee
216082	notes-2160	04/01/15	oldoaks	office	2200	400.00		108221	04/02/15	Managment Fee
216333	notes-2163	05/01/15	oldoaks	office	2200	400.00		108305	05/04/15	Managment Fee
216503	notes-2165	06/01/15	oldoaks	office	2200	400.00		108371	06/04/15	Managment Fee
216741	notes-2167	07/01/15	oldoaks	office	2200	400.00		108499	07/02/15	Managment Fee
217012	notes-2170	08/01/15	oldoaks	office	2200	400.00		108590	08/04/15	Managment Fee
217255	notes-2172	09/01/15	oldoaks	office	2200	400.00		108677	09/03/15	Managment Fee
217444	notes-2174	10/01/15	oldoaks	office	2200	400.00		108770	10/01/15	Managment Fee
217616	notes-2176	11/01/15	oldoaks	office	2200	400.00		108848	11/02/15	Managment Fee
217816	notes-2178	12/01/15	oldoaks	office	2200	400.00		108935	12/02/15	Managment Fee
						4,800.00	0.00			
6691 Parking Lot Repair										
216104	397	03/25/15	oldoaks	tfry	2200	75.00		108245	04/07/15	STRIPING PAINT
216602	905968	05/28/15	oldoaks	eliso	2200	875.00		108406	06/09/15	Repaired driveway near
216602	905968	05/28/15	oldoaks	eliso	2200	-875.00		108406	06/09/15	Repaired driveway near
						75.00	0.00			
6695 Pest Control										
215593	12797	12/30/04	oldoaks	lonestar	2200	119.08		108025	01/07/15	
215751	12926	02/02/15	oldoaks	lonestar	2200	119.08		108086	02/03/15	
215896	13059	03/01/15	oldoaks	lonestar	2200	119.08		108154	03/05/15	
216064	13161	03/31/15	oldoaks	lonestar	2200	119.08		108238	04/07/15	
216284	13283	04/30/15	oldoaks	lonestar	2200	119.08		108322	05/06/15	
216478	13416	05/31/15	oldoaks	lonestar	2200	119.08		108392	06/05/15	
216785	13542	06/30/15	oldoaks	lonestar	2200	119.08		108522	07/06/15	Monthly Exterior Pest service
216958	13695	08/02/15	oldoaks	lonestar	2200	119.08		108599	08/05/15	Monthly pest control Old Oaks
217173	13838	08/31/15	oldoaks	lonestar	2200	119.08		108696	09/03/15	Monthly exterior Pest treatment
217190	Old Oaks te	09/01/15	oldoaks	rplee	2200	757.75		108701	09/03/15	Annual termite warranty
217396	13998	09/25/15	oldoaks	lonestar	2200	119.08		108786	10/06/15	Monthly Pest Control service
217640	14137	11/01/15	oldoaks	lonestar	2200	119.08		108868	11/05/15	Monthly pest control Old Oaks.
217877	14271	11/30/15	oldoaks	lonestar	2200	119.08		108953	12/03/15	Monthly Exterior Pest Service
218033	82174	09/11/15	oldoaks	rplee	2200	649.50		109019	12/30/15	Unit 25&26&27/traps in attic for
						2,836.21	0.00			
6703 Postage										
216692	5-069-2378	06/18/15	oldoaks	fedex	2200	17.19		108485	06/26/15	Certified letter to Unit 19
						17.19	0.00			
6705 Professional Fees										
215666	300043098	01/12/15	oldoaks	secretar	2200	25.00		108043	01/12/15	Old Oaks reinstatement in non
217171	182924	08/20/15	oldoaks	thomp	2200	290.00		108705	09/03/15	Federal Corporation Income Tax
						315.00	0.00			

Expense Distribution
oldoaks - Old Oaks Condos HOA
Invoice Date: 01/2015 - 12/2015
Check Date: 01/2015 - 12/2015

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6750 Roofing Expense										
216007	03202015	03/20/15	oldoaks	santini	2200	86.00		108244	04/07/15	replace shingles on roof above
216703	061620151	06/16/15	oldoaks	santini	2200	86.00		108489	06/26/15	Old Oaks #30 / Repalced
217164	082520152	08/25/15	oldoaks	santini	2200	95.00		108703	09/03/15	Unit 5 Old Oaks, repaired roof..
217981	08252015	11/30/15	oldoaks	santini	2200	310.00		108986	12/16/15	#20 Old Oaks , removed
						577.00	0.00			
6776 Trash Pick-up										
217280	973	08/31/15	oldoaks	tfry	2200	25.00		108709	09/04/15	Removed bulk items from
217423	993	09/30/15	oldoaks	tfry	2200	50.00		108793	10/06/15	Removed bulk items around
217860	130	11/30/15	oldoaks	tfry	2200	50.00		108945	12/03/15	Picked up bulk items around the
						125.00	0.00			
6810 Utilities										
215670	2062501	12/30/14	oldoaks	btu	2200	82.32		108052	01/14/15	
215672	2325148	12/29/14	oldoaks	btu	2200	1,081.67		108052	01/14/15	
215807	2062501	01/29/15	oldoaks	btu	2200	73.86		108108	02/06/15	
215813	2325148	01/28/15	oldoaks	btu	2200	854.86		108108	02/06/15	
215958	2062501	02/26/15	oldoaks	btu	2200	66.11		108175	03/10/15	
215964	2325148	02/25/15	oldoaks	btu	2200	890.09		108175	03/10/15	
216111	2062501	03/30/15	oldoaks	btu	2200	75.21		108232	04/07/15	
216112	2325148	03/29/15	oldoaks	btu	2200	909.05		108232	04/07/15	
216357	2325148	04/28/15	oldoaks	btu	2200	860.42		108317	05/06/15	
216363	2062501	04/29/15	oldoaks	btu	2200	70.33		108317	05/06/15	
216545	2062501	05/29/15	oldoaks	btu	2200	70.95		108385	06/05/15	Old Oaks Utilities
216551	2325148	05/28/15	oldoaks	btu	2200	819.63		108385	06/05/15	Old Oaks Utilities
216803	2325148	06/26/15	oldoaks	btu	2200	880.20		108511	07/06/15	Old Oaks Utilities
216809	2062501	06/28/15	oldoaks	btu	2200	66.72		108511	07/06/15	Utilities for Old Oaks
217025	2062501	07/29/15	oldoaks	btu	2200	63.61		108613	08/06/15	3923 Old Oaks utilities
217031	2325148	07/29/15	oldoaks	btu	2200	882.05		108613	08/06/15	Utilities Old Oaks
217238	2062501	08/28/15	oldoaks	btu	2200	62.20		108670	09/03/15	Utilities for OO
217245	2325148	08/27/15	oldoaks	btu	2200	843.74		108670	09/03/15	Utilities for OO
217462	2325148	09/28/15	oldoaks	btu	2200	938.91		108781	10/06/15	Utilities
217467	2062501	09/28/15	oldoaks	btu	2200	70.03		108781	10/06/15	utilities
217697	2325148	10/28/15	oldoaks	btu	2200	890.82		108862	11/05/15	utilities
217704	2062501	10/29/15	oldoaks	btu	2200	72.84		108862	11/05/15	utitlies
217953	2325148	11/25/15	oldoaks	btu	2200	843.09		108974	12/10/15	utilities
217963	2062501	11/25/15	oldoaks	btu	2200	71.40		108974	12/10/15	utilities
						11,540.11	0.00			
						50,525.65	0.00			

Cash Flow (Cash)
Old Oaks Condos HOA - (oldoaks)
January 2016 - March 2016

Prepared For:
Old Oaks Condo HOA
3923 Old Oaks
Bryan, TX 77802

Prepared By:
BVP Management, Inc.
903 Texas Ave S
College Station, TX 77840

	Quarter to Date	%	Year to Date	%
INCOME				
RENT INCOME				
Late Fees\NSF Rent	70.00	0.46	70.00	0.46
Homeowners Association Dues	15,148.50	99.54	15,148.50	99.54
NET RENT INCOME	70.00	0.46	70.00	0.46
TOTAL INCOME	15,218.50	100.00	15,218.50	100.00
EXPENSES				
Legal Fees Owners CB	87.50	0.57	87.50	0.57
General Maintenance	306.08	2.01	306.08	2.01
Insurance	4,473.48	29.40	4,473.48	29.40
Escrow	300.00	1.97	300.00	1.97
Lawn/Property Maintenance	1,688.70	11.10	1,688.70	11.10
Management Fee	1,200.00	7.89	1,200.00	7.89
Pest Control	487.14	3.20	487.14	3.20
Trash Pick-up	150.00	0.99	150.00	0.99
Utilities	2,719.81	17.87	2,719.81	17.87
TOTAL DIRECT EXPENSES	11,412.71	74.99	11,412.71	74.99
TOTAL EXPENSES	11,412.71	74.99	11,412.71	74.99
NET INCOME	3,805.79	25.01	3,805.79	25.01
ADJUSTMENTS				
Prepaid Rent	-699.00		-699.00	
Prepaid HOA	119.00		119.00	
TOTAL ADJUSTMENTS	-580.00		-580.00	
CASH FLOW	3,225.79		3,225.79	
Beginning Cash	3,418.16			
Ending Balance	6,643.95			

Expense Distribution
oldoaks - Old Oaks Condos HOA
Invoice Date: 01/2016 - 03/2016
Check Date: 01/2016 - 03/2016

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6455 General Maintenance										
218369	189	01/11/16	oldoaks	t fry	2200	70.00		109135	02/08/16	Old Oaks #11 / adjust door
218372	160	01/18/16	oldoaks	t fry	2200	94.48		109135	02/08/16	3923 Old Oaks , repair broken
218586	1950	03/04/16	oldoaks	tlcmaint	2200	141.60		109222	03/04/16	#5- repaired patch and painted
						306.08	0.00			
6470 Insurance										
218064	TXH-46904	12/31/15	oldoaks	ipfs	2200	1,491.16		109046	01/06/16	Insurance
218396	TXH-46904	02/01/16	oldoaks	ipfs	2200	1,491.16		109127	02/08/16	Insurance
218590	txh-469045	03/04/16	oldoaks	ipfs	2200	1,491.16		109235	03/08/16	insurance
						4,473.48	0.00			
6471 Escrow										
218054	notes-2180	01/01/16	oldoaks	oldoaks	2200	100.00		109026	01/04/16	Transfer to escrow
218286	notes-2182	02/01/16	oldoaks	oldoaks	2200	100.00		109109	02/02/16	Transfer to escrow
218542	notes-2185	03/01/16	oldoaks	oldoaks	2200	100.00		109197	03/02/16	Transfer to escrow
						300.00	0.00			
6475 Lawn/Property Maintenance										
218090	22871	12/31/15	oldoaks	ruffinol	2200	606.20		109040	01/06/16	CLEANED DEBRIS OUT OF
218394	23125	01/31/16	oldoaks	ruffinol	2200	541.25		109133	02/08/16	LAWN SERVICE FOR
218548	23378	03/02/16	oldoaks	ruffinol	2200	541.25		109219	03/04/16	monthly lawn maint
						1,688.70	0.00			
6540 Management Fee										
218049	notes-2180	01/01/16	oldoaks	office	2200	400.00		109021	01/04/16	Managment Fee
218281	notes-2182	02/01/16	oldoaks	office	2200	400.00		109108	02/02/16	Managment Fee
218537	notes-2185	03/01/16	oldoaks	office	2200	400.00		109191	03/02/16	Managment Fee
						1,200.00	0.00			
6695 Pest Control										
218101	14429	01/03/16	oldoaks	lonestar	2200	248.98		109035	01/06/16	RATS/MICE & MONTHLY
218301	14551	01/31/16	oldoaks	lonestar	2200	119.08		109128	02/08/16	Old Oaks exterior pest control
218526	1686	03/02/16	oldoaks	lonestar	2200	119.08		109214	03/04/16	monthly pest control
						487.14	0.00			
6776 Trash Pick-up										
218075	1270	12/31/15	oldoaks	t fry	2200	50.00		109042	01/06/16	REMOVED ITEMS FROM
218375	118	01/31/16	oldoaks	t fry	2200	50.00		109135	02/08/16	Removed items left beside the
218570	490	03/03/16	oldoaks	t fry	2200	50.00		109221	03/04/16	removed/checked items left
						150.00	0.00			
6810 Utilities										
218164	2062501	01/07/16	oldoaks	btu	2200	86.04		109056	01/07/16	3923
218165	235148	01/07/16	oldoaks	btu	2200	848.66		109056	01/07/16	3923
218312	2325148	01/26/16	oldoaks	btu	2200	772.02		109122	02/08/16	Old Oaks Water & utility bill.
218319	2062501	01/27/16	oldoaks	btu	2200	71.40		109122	02/08/16	Utilities
218479	2325148	03/02/16	oldoaks	btu	2200	875.85		109208	03/04/16	3923 OLD OAKS
218555	2062501	03/02/16	oldoaks	btu	2200	65.84		109208	03/04/16	3923 old oaks
						2,719.81	0.00			
						11,325.21	0.00			



PROSPERITY BANK®

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Statement Date

3/31/2016

2907 1 AV 0.391

Account No

OLD OAKS CONDOMINIUM OWNERS ASSOC

RESERVE ACCOUNT

Page 1 of 4

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY

TX Bus ProsPerfect MMA Account No

03/01/2016	Beginning Balance		\$27,168.84
	2 Deposits/Other Credits	+	\$102.31
	0 Checks/Other Debits	-	\$0.00
03/31/2016	Ending Balance	31 Days in Statement Period	\$27,271.15
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/02/2016	Deposit	\$100.00
03/31/2016	Accr Earning Pymt Added to Account	\$2.31

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
03-01	\$27,168.84	03-02	\$27,268.84	03-31	\$27,271.15

EARNINGS SUMMARY

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

Interest Paid This Period	\$2.31	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$6.75	Days in Earnings Period	31

9001

102071 : 00290701



OLD OAKS OWNERS CONDOMINIUM ASSOCIATION

	2015 Budget	2015 Actual	2016 Budget	
Income				
HOA Dues	50688	52500.04	55680	
Late Fees		35		
Misc				
Total Income	50688	52535.04	55680	
 Expense				
Lawn Maintenance	7495	7274.92	8750 *	
Insurance	16000	16652.9	17000 *	
Office / Postage	250	17.19	100	
Pest Control	2200	2836.21	2500	
Plumbing	750	0	0	
Utility	14000	11540.11	13000 *	
HOA Management	4800	4800	4800 *	
General Maintenance	2000	3711.28	1500	
Legal / Professional	500	221.02	250	
Electrical	500	289.4	250	
Fence	500	233.66	500	
Parking Lot	250	950	500	
Roof Repair	500	577	750	
Reserve Account	0	1000	5568 *	
Total Expense	49745	50103.69	55468	49118 127.91 per unit.
Total Difference	943	2431.35	212	
Estimated Operating Balance 12/2016	3630.16			
Estimated Reserve Balance 12/2016	32839.15			

55468 divided by 32 = 1733.38

divided by 12 months equals 144.45 per unit.

Old Oaks

CMA 1 - Line

Listings as of 04/05/16 at 10:09 am

Prepared By: Bob Walker

Property Type is 'Residential' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 04/05/2016 to 04/11/2015 Street Name is like 'old oaks'

Residential

MLS #	Address	Unit #	# Bd	# FH	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM	
94417	3923 E OLD OAKS Drive #5	2	2	1/-	1/-	NONE	Old Oaks Condos	1978	1,165		\$40.77	\$47,500	\$47,000	\$40.34	05/07/2015	98.95	181	
96683	3923 OLD OAKS DR. #6 #6	2	2	1/-	1/-	NONE	Old Oaks Condos	1978	1,165		\$47.21	\$55,000	\$54,500	\$46.78	05/08/2015	99.09	42	
99578	3923 OLD OAKS #1	1	2	1/-	1/-	NONE	Old Oaks Condos	1978	1,165		\$47.64	\$55,500	\$55,500	\$47.64	06/26/2015	100.00	7	
97549	3923 OLD OAKS #30 Drive	2	2	1/-	1/-	NONE	Old Oaks Condos	1978	1,165		\$54.51	\$63,500	\$59,000	\$50.64	04/29/2015	92.91	28	
# LISTINGS:		4																
			Medians:															
			Minimums:															
			Maximums:															
			Averages:															

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$47,500	\$63,500	\$55,375	\$55,250
Sold Price	\$47,000	\$59,000	\$54,000	\$55,000

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 *** This is a broker price opinion or comparative market analysis and should not be considered an appraisal. ***
 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



**COMMERCIAL PROPERTY COVERAGE PART
DECLARATIONS PAGE**

Policy No.: PR000010260-03

Effective Date: 12/20/2015 12:01 A.M., Standard Time

NAME INSURED

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
C/O CENTURY 21 BEAL
903 S TEXAS AVE
COLLEGE STATION, TX 77840

DESCRIPTION OF PREMISES

ITEM#	PREM#	BLDG#	LOCATION	NO. STORIES	CONSTRUCTION	OCCUPANCY
001	001	001	3923 OLD OAKS DR BLDG A BRYAN, BRAZOS CO., TX 77802	1 & 2 Stories	Frame	CONDOMINIUMS
002	001	002	3923 OLD OAKS DR BLDG B BRYAN, BRAZOS CO., TX 77802	1 & 2 Stories	Frame	CONDOMINIUMS

CONTINUED ON DE 7001 0700

COVERAGES PROVIDED INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT IS SHOWN

ITEM#	PREM#	BLDG#	COVERAGE	CAUSE OF LOSS	LIMIT	COINS.	VALUATION	RATE
001	001	001	Building	Special Form	\$192,225	80%	RCV	Flat
002	001	002	Building	Special Form	\$176,550	80%	RCV	Flat
003	001	003	Building	Special Form	\$294,250	80%	RCV	Flat

* IF EXTRA EXPENSE COVERAGE LIMITS LOSS ON PAYMENT - -

CONTINUED ON DE 7002 0700

OPTIONAL COVERAGES APPLICABLE ONLY WHEN ENTRIES ARE MADE IN THE SCHEDULE BELOW

ITEM#	PREM#	BLDG#	COVERAGE	LIMIT
001	001	001-007	Replacement Cost - Buildings Except Actual Cash Value on Roofs	

MORTGAGE HOLDERS

ITEM# PREM# BLDG#

DEDUCTIBLE

	\$5,000	ALL COVERED CAUSES	CAUSES OF LOSS BASIC FORM OR SPECIFIED CAUSES OF LOSS	ALL COVERED CAUSES OF LOSS OTHER THAN SPECIFIED CAUSES OF LOSS
EXCEPTIONS:				
ITEM#	PREM#	BLDG#	COVERAGE	DEDUCTIBLE
001	001	001-007	Windstorm & Hail Deductible	\$20,000

SEE CP 03 20

DE 2004 0700

A BERKLEY COMPANY

Policy No.: PR000010260-03
Insured: OLD OAKS CONDOMINIUM OWNERS
ASSOCIATION

COMMERCIAL PROPERTY

SUPPLEMENTAL DESCRIPTION OF PREMISES

The following Supplemental Descriptions are added to the Property Coverage Part Declarations Page:

ITEM#	PREM#	BLDG#	LOCATION	NO. STORIES CONSTRUCTION	OCCUPANCY
003	001	003	3923 OLD OAKS DR BLDG C BRYAN, BRAZOS CO., TX 77802	1 & 2 StoriesFrame	CONDOMINIUMS
004	001	004	3923 OLD OAKS DR BLDG D BRYAN, BRAZOS CO., TX 77802	1 & 2 StoriesFrame	CONDOMINIUMS
005	001	005	3923 OLD OAKS DR BLDG E BRYAN, BRAZOS CO., TX 77802	1 & 2 StoriesFrame	CONDOMINIUMS
006	001	006	3923 OLD OAKS DR BLDG F BRYAN, BRAZOS CO., TX 77802	1 & 2 StoriesFrame	CONDOMINIUMS
007	001	007	3923 OLD OAKS DR BLDG G BRYAN, BRAZOS CO., TX 77802	1 & 2 StoriesFrame	CONDOMINIUMS

Policy No.: PR000010260-03
Insured: OLD OAKS CONDOMINIUM OWNERS
ASSOCIATION

COMMERCIAL PROPERTY

SUPPLEMENTAL COVERAGES PROVIDED

The following Supplemental Coverages are added to the Property Coverage Part Declarations Page:

ITEM#	PREM#	BLDG#	COVERAGE	CAUSE OF LOSS	LIMIT	COINS.	VALUATION	RATE
004	001	004	Building	Special Form	\$235,400	80%	RCV	Flat
005	001	005	Building	Special Form	\$181,775	80%	RCV	Flat
006	001	006	Building	Special Form	\$493,185	80%	RCV	Flat
007	001	007	Building	Special Form	\$256,300	80%	RCV	Flat

* IF EXTRA EXPENSE COVERAGE LIMITS LOSS ON PAYMENT

PROFESSIONAL LIABILITY COVERAGE PART DECLARATIONS

PLEASE READ YOUR POLICY CAREFULLY.

THIS IS A CLAIMS MADE POLICY COVERAGE FORM AND UNLESS OTHERWISE PROVIDED HEREIN, THE COVERAGE OF THIS FORM IS LIMITED TO LIABILITY FOR CLAIMS FIRST MADE DURING THE POLICY PERIOD, OR THE EXTENSION PERIOD, IF APPLICABLE. DEFENSE COSTS SHALL BE APPLIED AGAINST THE RETENTION.

No. NPP2561225A

Effective Date: 12/20/2015

12:01 AM STANDARD TIME

ITEM I. PARENT ORGANIZATION AND PRINCIPAL ADDRESS

Old Oaks Condominium Owners Association
903 South Texas Avenue
College Station, TX 77840

ITEM II. POLICY PERIOD: (MM/DD/YYYY) From: 12/20/2015 To: 12/20/2016

Community Association Professional Liability - D&O/EPL

ITEM III. LIMITS OF LIABILITY	\$1,000,000	EACH CLAIM
	\$1,000,000	IN THE AGGREGATE

ITEM IV. RETENTION:	\$1,000	EACH CLAIM
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ITEM V. PREMIUM:	\$1,093	
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ITEM VI. Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:
See Endorsement EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy No. **NPP2561225A**

Effective Date: **12/20/2015**
 12:01 AM STANDARD TIME

LIMITS OF INSURANCE

Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit (Any One Person/Organization)	\$1,000,000
Medical Expense Limit (Any One Person)	\$5,000
Damages To Premises Rented To You (Any One Premises)	\$100,000
Products/Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$2,000,000

LIABILITY DEDUCTIBLE \$0

LOCATIONS OF ALL PREMISES YOU OWN, RENT OR OCCUPY

Location	Address	Territory
1	3923 Old Oaks Drive, Bryan, TX 77802	006

PREMIUM COMPUTATION

Loc	Classification	Code No.	Premium Basis	Pr/Co	Rate		Advance Premium	
					All Other	Pr/Co	All Other	All Other
1	Condominiums - residential - (association risk only)	62003	32 Per Unit	Included	15.750	Included		\$504
1	Additional Insured - Condo Unit Owners	49950	1 Flat	Included	0.000	Included		Included
MINIMUM PREMIUM FOR GENERAL LIABILITY COVERAGE PART:								\$500
TOTAL PREMIUM FOR GENERAL LIABILITY COVERAGE PART:								\$504
(This Premium may be subject to adjustment.) MP - minimum premium								

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:
 See Form EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

EXCESS LIABILITY COVERAGE DECLARATIONS

Policy No. XL 2555391A

Effective Date: 12/20/2015
12:01 AM STANDARD TIME

LIMITS OF INSURANCE

Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Products/Completed Operations Aggregate Limit	\$1,000,000
General Aggregate Limit (other than Products/Completed Operations)	\$1,000,000

SELF INSURED RETENTION

\$0

LOCATION OF COVERAGE

<i>Location</i>	<i>Address</i>	<i>Territory</i>
PER UNDERLYING POLICY/POLICIES		

SCHEDULE OF UNDERLYING INSURANCE ATTACHED

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:
See Form EOD (01/95)

(This section is intentionally left blank for the schedule of underlying insurance.)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

SCHEDULE OF UNDERLYING INSURANCE

Attached to and forming part of Policy No. XL 2555391A

<i>Underlying Carrier</i>	<i>General Liability</i>	<i>Limits of Insurance</i>
Mount Vernon Fire Insurance Company	Each Occurrence	\$1,000,000
NPP2561225	Personal & Advertising Injury	\$1,000,000
12/20/2015 - 12/20/2016	Products/Completed Operations Aggregate	\$2,000,000
	General Aggregate	\$2,000,000

**BRYAN POLICE DEPARTMENT
CRIMINAL TRESPASS AFFIDAVIT**

Century 21 Real / Brazos Valley Property Management
NAME OF BUSINESS

3929 Old Oaks
PROPERTY ADDRESS

1/19/2016
DATE

Robert J. Walker HOA Coordinator W M
OWNER/REPRESENTATIVE RACE SEX

12/11/1957
DOB

903 S Texas Ave Albino Station TX 77840 978 764 2500
SUBPOENA ADDRESS STREET CITY ZIP PHONE

TO WHOM IT MAY CONCERN:

The City of Bryan Police Officers are authorized representatives to enforce Criminal Trespass Statute Section 30.05 and to give oral or written notice directing persons to leave the property and/or business known as:

Old Oaks Townhomes, located at
3929 Old Oaks, Bryan, Texas

This limited authority is granted to the Police Department by:

Robert J. Walker HOA Coordinator Century 21 Real / Brazos Valley Property Management

who is the HOA Management Company of said property and/or business and who herein requests the officers to enforce said statute on said property, including the parking lots. This limited authority does not obligate the Bryan Police Department to patrol the described premises for or at any specific hours or days.

It also acknowledged that I will aid in the prosecution of those persons arrested and appear as a witness at arrested person's trial.

[Signature]
Owner/Manager Signature

State of Texas, County of Brazos
SUBSCRIBED AND SWORN TO BEFORE IN on this the 19th day of January 2016

(stamp if notary)



Rosa Carmona
Notary Public or Peace Officer's Signature

Printed Rank, Name and ID#

Authorized to administer oaths by Texas Government Code 602.002