



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

## **Old Oaks HOA Board Meeting**

**903 S. Texas Ave. College Station, Texas 77840**

**March 6<sup>th</sup> 2019**

### **Agenda**

1. Roll call, Board Members attending.
2. Reading and approval of minutes of preceding board meeting.
3. Financial report.
4. Update on the erosion issue
5. Big Event
6. Annual Meeting for 2019
7. New Business
8. Adjournment

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## Cash Flow

BVP Management, Inc.

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

Date Range: 01/01/2019 to 03/06/2019

Accounting Basis: Cash

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>				
Homeowners Association Dues	16,965.00	100.00	16,965.00	100.00
<b>Total Operating Income</b>	<b>16,965.00</b>	<b>100.00</b>	<b>16,965.00</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	85.97	0.51	85.97	0.51
Insurance	2,907.76	17.14	2,907.76	17.14
Transfer to Reserves	2,064.00	12.17	2,064.00	12.17
Lawn/Property Maintenance	1,340.00	7.90	1,340.00	7.90
Management Fee	1,200.00	7.07	1,200.00	7.07
Mortgage/Note Payment	5,403.48	31.85	5,403.48	31.85
Pest Control	238.16	1.40	238.16	1.40
Porter Service	100.00	0.59	100.00	0.59
Utilities	1,824.29	10.75	1,824.29	10.75
<b>Total Operating Expense</b>	<b>15,163.66</b>	<b>89.38</b>	<b>15,163.66</b>	<b>89.38</b>
<b>NOI - Net Operating Income</b>	<b>1,801.34</b>	<b>10.62</b>	<b>1,801.34</b>	<b>10.62</b>
Total Income	16,965.00	100.00	16,965.00	100.00
Total Expense	15,163.66	89.38	15,163.66	89.38
<b>Net Income</b>	<b>1,801.34</b>	<b>10.62</b>	<b>1,801.34</b>	<b>10.62</b>
<b>Other Items</b>				
Prepayments	-885.00		-885.00	
<b>Net Other Items</b>	<b>-885.00</b>		<b>-885.00</b>	
<b>Cash Flow</b>	<b>916.34</b>		<b>916.34</b>	
Beginning Cash	17,079.35		17,079.35	
Beginning Cash + Cash Flow	17,995.69		17,995.69	
Actual Ending Cash	17,995.69		17,995.69	

## Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2019 to 03/06/2019

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6455 - General Maintenance</b>											
Old Oaks Railing	01/23/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	40.97	0.00	122015	01/23/2019	Painting materials for painting railing at Old Oaks
1613	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	45.00	0.00	122067	02/06/2019	1/9/19 trip charge to match paint at Home Depot & then paint new ramp hand rail at unit xyz per Terry T. Purchased 1 gal. paint & brush. Extra paint in BVPM storage shed.
							85.97	0.00			
<b>6470 - Insurance</b>											
TXH-852673	01/07/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	IPFS Corporation	2200	1,453.88	0.00	121977	01/07/2019	Monthly Insurance
THX-852673	02/07/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	IPFS Corporation	2200	1,453.88	0.00	122081	02/11/2019	insurance
							2,907.76	0.00			
<b>6471 - Transfer to Reserves</b>											
	01/01/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	121926	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	122038	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Old Oaks	2200	688.00	0.00	122126	03/04/2019	March 2019 - Transfer to Reserves
							2,064.00	0.00			
<b>6475 - Lawn/Property Maintenance</b>											
730	01/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Lopez Boyz	2200	510.00	0.00	121965	01/07/2019	Monthly Lawn Maintenance
776	02/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Lopez Boyz	2200	320.00	0.00	122064	02/06/2019	Cleaned off roofs.

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
756	02/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Lopez Boyz	2200	510.00	0.00	122064	02/06/2019	1/8, 1/18, 1/28 mow, edge, weed-eat
							1,340.00	0.00			
<b>6540 - Management Fee</b>											
	01/03/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	121920	01/03/2019	Management Fee for 01/2019
	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	BVP Management, Inc.	2200	400.00	0.00	122121	03/04/2019	Management Fee for 03/2019
							1,200.00	0.00			
<b>6560 - Mortgage/Note Payment</b>											
	01/03/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	121936	01/03/2019	January 2019 - Siding Renovation Loan
	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	122047	02/04/2019	February 2019 - Siding Renovation Loan
	03/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Prosperity Bank.	2200	1,801.16	0.00	122136	03/04/2019	March 2019 - Siding Renovation Loan
							5,403.48	0.00			
<b>6695 - Pest Control</b>											
19377	01/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	0.00	121962	01/07/2019	Monthly Pest Control Service
19509	02/05/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	0.00	122062	02/06/2019	monthly pest control
19640	03/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Joe Loudat DBA/	2200	119.08	119.08			Monthly Pest Control
							357.24	119.08			
<b>6701 - Porter Service</b>											
1613	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	45.00	0.00	122067	02/06/2019	1/7/19 bulk pick-up of twin size bed & appliance boxes from behind dumpster.
1613	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	5.00	0.00	122067	02/06/2019	dump fee
1613	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	45.00	0.00	122067	02/06/2019	1/11/19 bulk pick-up of old tire, tv & full size

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1613	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Robert Walker	2200	5.00	0.00	122067	02/06/2019	mattress at dumpster. dump fee
							100.00	0.00			
<b>6810 - Utilities</b>											
2062501	01/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	41.23	0.00	121953	01/07/2019	Utilities
2325148	01/06/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	942.58	0.00	121953	01/07/2019	Utilities
2325148	02/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	801.68	0.00	122055	02/06/2019	water
2062501	02/05/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	38.80	0.00	122055	02/06/2019	electric
2325148	03/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	875.22	875.22			Utilities
2062501	03/04/2019	Old Oaks Condos		3923 Old Oaks Bryan, TX 77802	Bryan Texas Utilities	2200	40.54	40.54			Utilities
							2,740.05	915.76			
<b>Total</b>							<b>16,198.50</b>	<b>1,034.84</b>			

## Homeowner Delinquency

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

**Amount Owed In Account:** All

**Balance:** Greater than 430.00

Unit	Name		Amount Receivable
<b>Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802</b>			
13	Emmons, Lindsey	AWNINGS	670.06
19	Schiffhauer, Helen	HASN'T PAID SINCE JANUARY 3 MONTHS PAST DUE	708.98
21	Woodard, Julie & Emma	DAMAGE TO THE SIDING PAYING \$5.00/MONTH	883.52
			2,262.56
<b>Total</b>			<b>2,262.56</b>



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Statement Date

1/31/2019

9646 1 AB 0.412  
 OLD OAKS CONDOMINIUM OWNERS ASSOC  
 RESERVE ACCOUNT  
 903 TEXAS AVE S  
 COLLEGE STATION TX 77840-2228

Account No

6097848

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**STATEMENT SUMMARY**

TX Business Premier Money Market Account No 6097848

01/01/2019	Beginning Balance		\$17,679.79
	2 Deposits/Other Credits	+	\$694.11
	0 Checks/Other Debits	-	\$0.00
01/31/2019	Ending Balance	31 Days in Statement Period	\$18,373.90
	Total Enclosures		1

**DEPOSITS/OTHER CREDITS**

Date	Description	Amount
01/08/2019	Deposit	\$688.00
01/31/2019	Accr Earning Pymt Added to Account	\$6.11

**TOTAL OVERDRAFT FEES**

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

**DAILY ENDING BALANCE**

Date	Balance	Date	Balance	Date	Balance
01-01	\$17,679.79	01-08	\$18,367.79	01-31	\$18,373.90

**EARNINGS SUMMARY**

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

Interest Paid This Period	\$6.11	Annual Percentage Yield Earned	0.40 %
Interest Paid YTD	\$6.11	Days in Earnings Period	31

9001

102131 : 00964601



MEMBER FDIC



NYSE Symbol "PB"