

*Oakhaven Townhomes
Homeowners
Association, Inc.*



Annual Meeting

Saturday May 27th, 2017 10:00 am

Century 21 Beal Inc. - Training Room

404 D University Dr College Station TX

77840

BVP Management, Inc. / Century 21, Beal
903 S. Texas Ave, S. College Station, Texas 77840
979-764-2500 979-764-0508 fax

Oakhaven Community Association requests your attendance at the 2017 Annual HOA meeting to be held at Century 21, Beal Training Room at 404 D University Drive E. College Station, Texas 77840, on Saturday, May 27, 2017 at 10 am.

If you cannot be there and would like to have your vote counted should there be a quorum, please sign the attached proxy and return by 5:30 pm May 26, 2017. You can mail or email the completed proxy (below) to BVP Management, Inc., 903 Texas Ave S., College Station, Texas 77840, to the attention of Terry Thigpen (terryt@century21bcs.com) or Toni Myers (toni@century21bcs.com.) or fax to 979-764-0508.

Agenda:

1. Roll Call, owners present and proxies. Determine if a quorum is present.
2. Proof of notice of meeting.
3. Reading and approval of minutes of the 2016 Annual Meeting.
4. Financial Report (2016 Financials, Delinquencies, 2017 Budget & Sales Reports).
5. Approved by Board to increase Dues from 125.00 to 140.00 starting July 1, 2017.
6. Replacement of Siding and Roof estimated cost and funding timeline.
7. Election/Reinstatement of Officers & Directors.
8. New Business
9. Adjournment

2017 Annual Meeting Proxy Statement

Know All by these Present: That I

Do hereby appoint: _____

Or

(Circle one) Josephine Schroeter James Glover Richard Clark Patricia Iuen BVP Management

As agent for me, and in my name and stead to vote as my Proxy at the **2017 Annual Meeting of the Oakhaven Community 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 May 27, 2017 Annual Meeting and may not be revoked by me in writing at any time prior to the meeting.

Owner

Address or unit number

Email Address

Current Phone Number

This Proxy must be received by 5:30 pm May 26, 2017.

OAKHAVEN TOWNHOMES
HOMEOWNERS ASOCIATIION, INC.
Annual Meeting Minutes
May 7, 2016

(Informational Packet prepared and distributed by Century 21 Beal, Inc.)

Meeting called to order: Terry Thigpen (Property Manager,Century 21 Beal, Inc.)
@10:00 AM

Board Members Present: Josephine Schroeter and James Glover

Homeowners Present:

..2807 Oakside Dr. Ric and Reanne Davis	..2829 Oakside Dr. James Glover
..2820 Oakside Dr.	(Board Member)
..2825 Oakside Dr. Josephine Schroeter	..2839 Oakside Dr. Janice Gilcrest
(Board President)	..2845 Oakside Dr. Betty Keathley
..2826 Oakside Dr. Dick Burleson	..2849 Oakside Dr. Kim Syptak

Also Present:

..Property Manager: Terry Thigpen
..Associate Property Manager: Bob Walker

* Attendance number of Homeowners did not constitute a quorum.

- . Terry presented overview of meeting's agenda.
- . Terry reviewed Minutes of Board Meeting held on March 4, 2015 @ home of Harold and Wanda Chilton.
- . Terry presented the Proposed Budget for 2016.
 - . It was moved and seconded (Janice Gilcrest and Betty Keathley) to approve the proposed budget. The motion passed.
- . Terry presented list of delinquencies and the process employed to deal with them.
- . Bob Walker presented an overview of recent property sales within our complex.
- . Terry presented/discussed The Hanover Insurance Group's Businessowners Declaration and Renewal Declarations informational pages.
- . Josephine offered in nomination the name of Ric Davis as a possible Board member. James seconded the nomination. The vote was unanimously in favor.
- . Ric Davis offered the name of Patty Iuen in nomination as a possible Member. It was seconded, and the vote was unanimously in favor.

- . Terry led a discussion involving the Association's financial needs and ways to raise additional funds in order to finance our future projects: replacing roofs, installing HardiPlank-type siding on all units, carport repairs/replacements, driveway repairs/replacement, and appropriate-sized gutters on all units.
He explained that financing can be accomplished in one or more of several ways: a. borrowing from banks
b. special assessment
* c. raising monthly Association fees (He also discussed the voting procedure(s) for raising fees.) Several Homeowners offered their opinions/ideas concerning this method.
- *Terry ended the discussion by offering the information that future projects can possibly be financed through incremental raises in fees until these raises are no longer necessary.
- . Rheanne moved that Terry and Robert look into comparative costs for driveways, roof replacement, and siding replacement. She amended this motion to include repairing/replacing the wooden fencing along Barak Drive. The motion was seconded and unanimously accepted.
- . Ric Davis recommended Ryan Lindell of Affinity Homes (979-676-0139) as an Association "go to" repair company and a landscaping enterprise we might want look into as a possible resource.
- . Various concerns were voiced by attendees concerning:
landscaping issues, dog owners not picking up their dog's solid waste, garbage cans not being brought up from the curb in accordance with the City of Bryan's 7:00 PM deadline on trash pickup day.
- . Terry brought up the issue of the City possibly not allowing satellite dish placement on roofs in the future due to possible damage to the roof. Patty expressed the idea that chimneys being used as placement locations of dishes (for those units with fireplaces).
- . Kim asked if the gutters are cleaned out at least yearly. Terry said they are and that he will make sure of that fact.
- . Dick commented as to the fragile condition of his carport roof and the roof's need of replacement.
- . Terry explained to the group as to what the Property Management's services should be.
- . At 12:00 PM, Rheanne moved that the meeting be adjourned; the motion was seconded and approved unanimously.

(minutes submitted by Josephine Schroeter)

OAKHAVEN COMMUNITY ASSOCIATION

Board of Directors Meeting Minutes

April 22, 2017 at 12:30 pm

Present at the Oakhaven HOA Board meeting:

Josephine Schroeter (President)

Patricia Iuen (Board Member)

Rick Clark (Board Member)

Terry Thigpin (BVP Management, Inc., Property Manager)

Meeting was held at BVP Management, Inc. office at 903 S. Texas Ave, College Station, Texas 77840.

1. **Damage from drainage issue with unit 2801;** Terry presented a short recap of our ongoing discussions with the owner of 2801. In the middle of 2016, water entered 2801 Oakside from a drainage issue during a rainstorm. BVP representative Bob Walker met with the owner and arranged two vendors to look at the project and give us a price to repair inside damage caused by the drainage issues. Delay issues with the owner being absent from the property for months at a time was a major problem. HOA attorney's issued the owner a letter on responsibility of the repairs. The owner of 2801 filed an insurance claim against the HOA's insurance and the problems that arose from that. The owner is demanding that a Fire and Water Restoration Company be used to do all the repairs and all the expense with this be covered and paid for by the HOA. Terry was going to set up a meeting with Josephine and Stan Jones, our current insurance representative to see what can be done to bring this issue to a conclusion. The HOA feels that due to the lack of cooperation, the demands and the time frame this has taken from the owner of 2801, the damage maybe more than the HOA is willing to pay to repair. The HOA has offered to have a Fire and Water Restoration company monitor the repair of the unit, but the HOA wants to hire their own contractors to do the job or at least agree with whom is hired to do the work.
2. **The issue of renovation the complex of 31 units was raised.** The point was raised that this subject has been discussed in the past, but not acted on due to the financial obligation involved. A minimum amount of funds would be required from our cash reserve as per the lending entities. Alternatives to achieve this minimum were discussed. The board decided upon the option of slightly increasing the monthly fees for now and to plan on implementing other means later. (The HOA Board has the authority to raise the monthly fees by no more than 15% per year.)

3. The HOA Board discussed the reasoning behind the need for an overall renovation of the complex. We feel that the age and the overall deterioration of the buildings, plus the constant need for repairs compels us to take this step. We found that besides the improvement of the general appearance of the buildings, we can probably expect lower insurance costs in the future. The end of stop-gap repairs (which have proven to be not cost effective), a rise in property values (which can lead to higher resale prices), and a lowered need for repairs and upkeep in general. We expect to be replacing the wood on our buildings with a material such as Hardi-Plank, replacing/adding new gutters, painting the exterior, new roofing and any other necessary repairs which might be deemed necessary.
4. The date for the Annual Association meeting was set at 10 am, Saturday, May 27, 2017 at the Century 21, Beal training room off University Drive E.
5. Motion was made to adjourn the meeting and seconded, meeting was adjourned at 3 pm.

Minutes submitted by Josephine Schroeter & Terry Thigpin, Property Manager

Cash Flow (Cash)
2825 Oakside Dr - (oakhaven)
January 2016 - December 2016

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Prepared For:
Oakhaven Community Association
2825 Oakside
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	455.00	0.97	455.00	0.97
Homeowners Association Dues	46,672.00	99.03	46,672.00	99.03
NET RENT INCOME	455.00	0.97	455.00	0.97
TOTAL INCOME	47,127.00	100.00	47,127.00	100.00
EXPENSES				
Flooring Replacement	3,517.18	7.46	3,517.18	7.46
Legal Fees Owners CB	-256.74	-0.54	-256.74	-0.54
General Maintenance	4,854.13	10.30	4,854.13	10.30
HOA/Dues Violations	-35.00	-0.07	-35.00	-0.07
Insurance	15,146.00	32.14	15,146.00	32.14
Transfer to Reserve Acct	387.50	0.82	387.50	0.82
Legal Fees (HOA)	250.00	0.53	250.00	0.53
Lawn/Property Maintenance	11,777.62	24.99	11,777.62	24.99
Maint. Mgmt. Fee	4,464.00	9.47	4,464.00	9.47
Office Expenses	14.42	0.03	14.42	0.03
Pest Control	2,110.87	4.48	2,110.87	4.48
Plumbing Expense	242.00	0.51	242.00	0.51
Professional Fees	800.00	1.70	800.00	1.70
Roofing Expense	490.00	1.04	490.00	1.04
Tax Expense	50.00	0.11	50.00	0.11
Utilities	430.32	0.91	430.32	0.91
TOTAL DIRECT EXPENSES	44,242.30	93.88	44,242.30	93.88
TOTAL EXPENSES	44,242.30	93.88	44,242.30	93.88
NET INCOME	2,884.70	6.12	2,884.70	6.12
ADJUSTMENTS				
Prepaid Rent	1,250.00		1,250.00	
Prepaid HOA	250.00		250.00	
TOTAL ADJUSTMENTS	1,500.00		1,500.00	
CASH FLOW	4,384.70		4,384.70	
Beginning Cash	515.29			
Ending Balance	4,899.99			

Expense Distribution
oakhaven - 2825 Oakside Dr
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
2270 Clearing-Tenant Deposits										
219612	:Refund	07/15/16	oakhaven	xorozcom	2200	125.00		109682	07/15/16	Move out refund
						125.00	0.00			
6200 Flooring Replacement										
219410	7363	07/01/16	oakhaven	zwemema	2200	3,517.18		109647	07/06/16	2828 Oakside - replace flooring
						3,517.18	0.00			
6455 General Maintenance										
218080	1265	12/18/15	oakhaven	tfr	2200	60.41		109042	01/06/16	CAULK AROUND WINDOW
218085	1239	12/05/15	oakhaven	tfr	2200	265.05		109042	01/06/16	REPLACED ROTTEN SIDING
218267	1863	01/06/16	oakhaven	tlcmaint	2200	463.00		457	01/06/16	REPAIRED 13 FEET OF
218382	2821 Oaksi	02/04/16	oakhaven	hchilton	2200	155.01		109115	02/04/16	Reimburse owner for materials
218416	1930	02/10/16	oakhaven	tlcmaint	2200	84.82		109159	02/12/16	caulked and sealed leaks - 2837
219025	352	05/04/16	oakhaven	tfr	2200	234.53		109425	05/05/16	REPLACED SIDING AND
219278	500	06/03/16	oakhaven	tfr	2200	223.71		109551	06/06/16	2528- SIDING REPAIR AND
219279	210	06/03/16	oakhaven	tfr	2200	123.40		109551	06/06/16	2826- REPLACE FENCE
219453	0000010	07/05/16	oakhaven	dirt	2200	206.09		109621	07/05/16	2819 OAKSIDE - REPLACED
219571	00007	07/06/16	oakhaven	dirt	2200	203.83		109654	07/11/16	Repaired siding at 2813 Oakside
219590	497	07/13/16	oakhaven	crossser	2200	1,815.00		109670	07/13/16	WATER DAMAGE REPAIR
219616	507	07/15/16	oakhaven	crossser	2200	600.00		109690	07/25/16	REPLACED ROTTED SIDING /
219634	000022	07/15/16	oakhaven	dirt	2200	135.31		109687	07/25/16	CLEAN OUT AND REATTACH
219845	1073	08/12/16	oakhaven	dirt	2200	54.13		109781	08/17/16	2539 - REPAIRED FRONT
220418	1168	09/12/16	oakhaven	tfr	2200	125.39		109972	10/06/16	2801 Oakside.Replaced trim
220659	1289	11/09/16	oakhaven	tfr	2200	247.53		110077	11/09/16	2805 -SIDING REPAIR AND
220902	1136	12/14/16	oakhaven	tlcmaint	2200	56.92		110188	12/15/16	2839 repair back light
						4,854.13	0.00			
6470 Insurance										
218427	ODD89729	02/12/16	oakhaven	hanover	2200	1,509.20		109163	02/12/16	Oakhaven Insurance
218653	150541710	03/01/16	oakhaven	hanover	2200	1,515.20		109260	03/22/16	Insurance Oakhaven.
218850	150541710	04/15/16	oakhaven	hanover	2200	1,515.20		109357	04/15/16	Insurance
219093	150541710	05/17/16	oakhaven	hanover	2200	1,515.20		109452	05/17/16	
219361	150541710	06/16/16	oakhaven	hanover	2200	1,515.20		109578	06/15/16	insurance
219608	150541710	07/15/16	oakhaven	hanover	2200	1,515.20		109676	07/15/16	INSURANCE
219870	150541710	08/16/16	oakhaven	hanover	2200	1,515.20		109784	08/17/16	Insurance
220160	150541710	09/15/16	oakhaven	hanover	2200	1,515.20		109898	09/20/16	
220495	150541710	10/16/16	oakhaven	hanover	2200	1,515.20		110001	10/20/16	
220696	150541710	11/15/16	oakhaven	hanover	2200	1,515.20		110088	11/15/16	
						15,146.00	0.00			
6471 Transfer to Reserve Acct										
220809	notes-2208	12/01/16	oakhaven	oakhavco	2200	387.50		110127	12/02/16	Transfer to reserves
						387.50	0.00			
6473 Legal Fees (HOA)										
219856	12144	08/16/16	oakhaven	peterso	2200	250.00		109789	08/17/16	2801 troy jacobs
219866	11918	08/16/16	oakhaven	peterso	2200	375.00		109789	08/17/16	moore
						625.00	0.00			
6475 Lawn/Property Maintenance										
218089	22870	12/31/15	oakhaven	ruffinol	2200	730.89		109040	01/06/16	LAWN SERVICE
218146	1863	01/06/16	oakhaven	tlcmaint	2200	463.00		109043	01/06/16	REPAIRED 13 FEET OF
218266	1863	01/06/16	oakhaven	tlcmaint	2200	-463.00		456	01/06/16	Reverse invoice, coded wrong
218393	23124	01/31/16	oakhaven	ruffinol	2200	730.89		109133	02/08/16	LAWN SERVICE
218547	23377	03/02/16	oakhaven	ruffinol	2200	730.89		109219	03/04/16	monthly lawn service
218805	23720	04/05/16	oakhaven	ruffinol	2200	730.89		109324	04/06/16	LAWN SERVICE
219008	042716	05/04/16	oakhaven	xstump	2200	541.25		109426	05/05/16	2825 CUT TREE DOWN
219015	24080	05/04/16	oakhaven	ruffinol	2200	893.06		109422	05/05/16	MONTHLY LAWN MAINTANCE
219117	51316B	05/13/16	oakhaven	aggieater	2200	286.86		109467	05/17/16	lawn treatment- weed control,
219293	24458	06/03/16	oakhaven	ruffinol	2200	968.84		109549	06/06/16	MONTHLY LAWN SERVICE
219511	24859	07/05/16	oakhaven	ruffinol	2200	1,012.14		109631	07/05/16	monthly lawn care
219633	1023	07/15/16	oakhaven	dirt	2200	124.49		109687	07/25/16	2819- CORNER TRIM AND
219700	25251	08/02/16	oakhaven	ruffinol	2200	871.41		109739	08/03/16	monthly lawn service / cut back
219752	51316B	08/02/16	oakhaven	aggieater	2200	286.86		109727	08/03/16	LAWN TREATMENT
219963	25644	09/06/16	oakhaven	ruffinol	2200	730.89		109847	09/06/16	monthly lawn service

Expense Distribution
oakhaven - 2825 Oakside Dr
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
220390	26030	10/01/16	oakhaven	ruffinol	2200	1,179.93		109970	10/06/16	
220441	100716B	10/05/16	oakhaven	aggieletter	2200	286.86		109980	10/07/16	lawn treatment - weed control,
220609	25397	11/04/16	oakhaven	ruffinol	2200	730.69		110052	11/04/16	MONTHLY LAWN
220768	26729	12/02/16	oakhaven	ruffinol	2200	941.78		110152	12/05/16	monthly lawn service trimmed
						11,777.62	0.00			
6530 Maint. Mgmt. Fee										
218055	notes-2180	01/01/16	oakhaven	office	2200	372.00		109021	01/04/16	Monthly Management
218287	notes-2182	02/01/16	oakhaven	office	2200	372.00		109108	02/02/16	Monthly Management
218543	notes-2185	03/01/16	oakhaven	office	2200	372.00		109191	03/02/16	Monthly Management
218704	notes-2187	04/01/16	oakhaven	office	2200	372.00		109294	04/04/16	Monthly Management
218905	notes-2189	05/01/16	oakhaven	office	2200	372.00		109381	05/02/16	Monthly Management
219210	notes-2192	06/01/16	oakhaven	office	2200	372.00		109517	06/01/16	Monthly Management
219529	notes-2195	07/01/16	oakhaven	office	2200	372.00		109511	07/05/16	Monthly Management
219688	notes-2196	08/01/16	oakhaven	office	2200	372.00		109715	08/01/16	Monthly Management
219955	notes-2199	09/01/16	oakhaven	office	2200	372.00		109822	09/02/16	Monthly Management
220273	notes-2202	10/01/16	oakhaven	office	2200	372.00		109935	10/03/16	Monthly Management
220549	notes-2205	11/01/16	oakhaven	office	2200	372.00		110030	11/01/16	Monthly Management
220801	notes-2208	12/01/16	oakhaven	office	2200	372.00		110126	12/02/16	Monthly Management
						4,464.00	0.00			
6665 Office Expenses										
218955	OH10001	04/21/16	oakhaven	office	2200	14.42		109418	05/05/16	Postage to mail out proxies for
						14.42	0.00			
6695 Pest Control										
218300	87801	01/25/16	oakhaven	rplee	2200	503.36		109132	02/08/16	Pest Control exterior of complex
218977	91408	05/04/16	oakhaven	rplee	2200	503.36		109421	05/05/16	MONTHLY PERIMETER PEST
219113	2815 Oaksi	05/01/16	oakhaven	rplee	2200	54.13		109465	05/17/16	Termite warranty 2815 Oakside
219441	1462	07/01/16	oakhaven	lonestar	2200	43.30		109638	07/05/16	TREAT FOR WASPS
219699	7622	08/02/16	oakhaven	rplee	2200	503.36		109738	08/03/16	
220408	2016-2017	10/01/16	oakhaven	rplee	2200	54.13		109969	10/06/16	TERMITIC WARRANTY
220408	2016-2017	10/01/16	oakhaven	rplee	2200	-54.13		109969	10/06/16	TERMITIC WARRANTY
220595	12792	11/04/16	oakhaven	rplee	2200	503.36		110061	11/04/16	
						2,110.87	0.00			
6700 Plumbing Expense										
218857	15785	04/12/16	oakhaven	holman1	2200	242.00		109358	04/15/16	2828 Oakside, replaced broken
						242.00	0.00			
6705 Professional Fees										
219649	8607	07/13/16	oakhaven	edslova	2200	800.00		109704	07/25/16	2015 Tax Preparation
						800.00	0.00			
6750 Roofing Expense										
218309	012220161	01/22/16	oakhaven	santini	2200	65.00		109134	02/08/16	2809 Oakside removed and
218403	020720161	02/07/16	oakhaven	santini	2200	110.00		109147	02/09/16	Oakhaven#2819/ reinstalled
219370	06112016	06/15/16	oakhaven	santini	2200	75.00		109580	06/15/16	#2805 REHUNG GUTTERS
219980	009052016	09/05/16	oakhaven	santini	2200	115.00		109648	09/06/16	2841 - roof repair
220701	110920163	11/15/16	oakhaven	santini	2200	125.00		110091	11/15/16	2815 - remove and reflash area
						490.00	0.00			
6755 Tax Expense										
219953	3-00103-17	08/16/16	oakhaven	statec	2200	50.00		109778	08/16/16	Franchise Tax for Oakhaven
						50.00	0.00			
6810 Utilities										
218166	2063524	01/07/16	oakhaven	btu	2200	35.73		109056	01/07/16	2815
218313	2063524	01/27/16	oakhaven	btu	2200	35.73		109122	02/08/16	utilities
218554	2063524	03/02/16	oakhaven	btu	2200	35.73		109208	03/04/16	2815 oakside
218803	2063524	04/05/16	oakhaven	btu	2200	35.73		109310	04/06/16	2815
218953	2063524	05/03/16	oakhaven	btu	2200	35.73		109397	05/03/16	2815
219289	2063524	06/03/16	oakhaven	btu	2200	35.72		109539	06/08/16	UTILIES
219450	2063524	07/05/16	oakhaven	btu	2200	35.73		109610	07/05/16	ELECTRIC
219777	2063524	08/03/16	oakhaven	btu	2200	35.73		109744	08/03/16	
220033	2063524	09/06/16	oakhaven	btu	2200	35.73		109849	09/06/16	

Expense Distribution
oakhaven - 2825 Oakside Dr
Invoice Date: 01/2016 - 12/2016
Check Date: 01/2016 - 12/2016

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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
220380	2063524	10/01/16	oakhaven	btu	2200	35.73		109956	10/06/16	utilities
220564	2063524	11/04/16	oakhaven	btu	2200	36.25		110048	11/04/16	
220629	2063524	11/28/16	oakhaven	btu	2200	36.78		110139	12/05/16	utilities
						430.32	0.00			
						45,034.04	0.00			

Cash Flow

BVP Management, Inc.

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Date Range: 01/01/2017 to 04/30/2017

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	13,313.00	100.00	13,313.00	100.00
Total Operating Income	13,313.00	100.00	13,313.00	100.00
Expense				
General Maintenance	1,822.85	13.69	1,822.85	13.69
Insurance	4,800.00	36.05	4,800.00	36.05
Transfer to Reserves	1,550.00	11.64	1,550.00	11.64
Lawn/Property Maintenance	3,469.42	26.06	3,469.42	26.06
Management Fee	1,488.00	11.18	1,488.00	11.18
Pest Control	557.49	4.19	557.49	4.19
Professional Fees	75.00	0.56	75.00	0.56
Roofing Expense	165.00	1.24	165.00	1.24
Tax Expense	385.00	2.89	385.00	2.89
Utilities	146.44	1.10	146.44	1.10
Total Operating Expense	14,459.20	108.61	14,459.20	108.61
NOI - Net Operating Income	-1,146.20	-8.61	-1,146.20	-8.61
Total Income	13,313.00	100.00	13,313.00	100.00
Total Expense	14,459.20	108.61	14,459.20	108.61
Net Income	-1,146.20	-8.61	-1,146.20	-8.61
Other Items				
Prepayments	1,780.00		1,780.00	
Net Other Items	1,780.00		1,780.00	
Cash Flow	633.80		633.80	
Beginning Cash	4,899.99		4,899.99	
Beginning Cash + Cash Flow	5,533.79		5,533.79	
Actual Ending Cash	5,533.79		5,533.79	

Expense Distribution Report

Property: Oakhaven Townhomes - Oaksedge Dr Bryan, TX 77802

Payee: All

Bill Date Range: 01/01/2017 - 04/30/2017

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6455 - General Maintenance											
1578	02/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	On Call Facility Services	2200	65.83	0.00	110352	02/07/2017
1227	03/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	TLC Maintenance Services	2200	88.25	0.00	110446	03/06/2017	2830- repair hole in trim board repainted outside light
1402	03/08/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	On Call Facility Services	2200	50.00	0.00	110463	03/08/2017
1729	04/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	2200	80.41	0.00	110564	04/07/2017	replace fascia board on 2827
1743	04/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	2200	234.54	0.00	110564	04/07/2017	replace rotten jam on door chalk and paint
1831	04/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	2200	1,207.17	0.00	110564	04/07/2017	removed rotted siding repainted studs as well chalked and painted 2805
1822	04/06/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	T. Fry Make Ready	2200	96.65	0.00	110564	04/07/2017	2837 sand and paint exterior front door
6470 - Insurance											
1505417104-001-000	02/23/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	The Hanover Insurance Group	2200	1,585.00	0.00	110395	02/23/2017	insurance
odt 8977900	03/17/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	The Hanover Insurance Group	2200	1,602.00	0.00	110484	03/20/2017	INSURANCE
1505417104-001-000	04/13/2017	Oakhaven Townhomes		Oaksedge Dr Bryan, TX 77802	The Hanover Insurance Group	2200	1,502.00	0.00	110581	04/13/2017	insurance
6471 - Transfer to Reserves											
01/01/2017	Oakhaven Townhomes			Oaksedge Dr Bryan, TX 77802	HOA	2200	387.50	0.00	110243	01/06/2017	January 2017 - Transfer to Reserves

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payer	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
02/01/2017	Oakhaven Townhomes	Oaksides Dr Bryan, Oakhaven TX 77802	HOA	2200		387.50	0.00	110298	02/02/2017	February 2017 - Transfer to Reserves	
03/01/2017	Oakhaven Townhomes	Oaksides Dr Bryan, Oakhaven TX 77802	HOA	2200		387.50	0.00	110408	03/02/2017	March 2017 - Transfer to Reserves	
04/01/2017	Oakhaven Townhomes	Oaksides Dr Bryan, Oakhaven TX 77802	HOA	2200		387.50	0.00	110519	04/05/2017	April 2017 - Transfer to Reserves	
<hr/>											
6475 - Lawn/Property Maintenance											
27028	Oakhaven Townhomes	Oaksides Dr Bryan, Ruffino Lawn TX 77802	Maintenance	2200		730.69	0.00	110234	01/05/2017	lawn service for december	
27306	Oakhaven Townhomes	Oaksides Dr Bryan, Ruffino Lawn TX 77802	Maintenance	2200		990.49	0.00	110335	02/06/2017	oakhaven lawn care cleaned gutters	
27553	Oakhaven Townhomes	Oaksides Dr Bryan, Ruffino Lawn TX 77802	Maintenance	2200		730.69	0.00	110445	03/06/2017	monthly lawn maintenance	
31417b	Oakhaven Townhomes	Oaksides Dr Bryan, Aggieland Termite and Pest Control TX 77802	Aggieland Termite and Pest Control	2200		286.86	0.00	110477	03/20/2017	lawn treatment	
27904	Oakhaven Townhomes	Oaksides Dr Bryan, Ruffino Lawn TX 77802	Maintenance	2200		730.69	0.00	110558	04/07/2017	monthly lawn maint	
<hr/>											
6540 - Management Fee											
01/04/2017	Oakhaven Townhomes	Oaksides Dr Bryan, BWP Management, 2200 TX 77802	BWP Management, Inc.			372.00	0.00	110211	01/04/2017	Management Fee for 01/2017	
02/02/2017	Oakhaven Townhomes	Oaksides Dr Bryan, BWP Management, 2200 TX 77802	BWP Management, Inc.			372.00	0.00	110308	02/02/2017	Management Fee for 02/2017	
03/02/2017	Oakhaven Townhomes	Oaksides Dr Bryan, BWP Management, 2200 TX 77802	BWP Management, Inc.			372.00	0.00	110422	03/02/2017	Management Fee for 03/2017	
04/05/2017	Oakhaven Townhomes	Oaksides Dr Bryan, BWP Management, 2200 TX 77802	BWP Management, Inc.			372.00	0.00	110533	04/05/2017	Management Fee for 04/2017	
<hr/>											
6695 - Pest Control											
17500	Oakhaven Townhomes	Oaksides Dr Bryan, RP Lee Pest Control	Termite & Pest Control	2200		503.38	0.00	110334	02/06/2017	Pest Control	

Expense Distribution Report

Reference	Bill Date	Property Name	Unit	Property Address	Payer	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
1462	04/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Joe Laudal DBA	2200	54.13	0.00	110553	04/07/2017	monthly pest control
6705 - Professional Fees											
13611	01/01/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	The Rife Law Firm	2200	75.00	0.00	110281	01/17/2017	Oakhaven (Jacobs)
6750 - Roofing Expense											
21120174	03/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	CTR 2000W Roofing	2200	165.00	0.00	110443	03/08/2017	removed and rehingled secondary wall over stairwell
6755 - Tax Expense											
9432	04/13/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Ed Slovacek, CPA, PLLC	2200	385.00	0.00	110578	04/13/2017	2016 tax
6B10 - Utilities											
2063524	01/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Bryan Texas Utilities	2200	37.18	0.00	110216	01/05/2017	
2063524	02/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Bryan Texas Utilities	2200	36.42	0.00	110316	02/05/2017	
2063524	03/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Bryan Texas Utilities	2200	38.42	0.00	110430	03/05/2017	
2063524	04/05/2017	Oakhaven Townhomes		Oaksidie Dr Bryan, TX 77802	Bryan Texas Utilities	2200	36.42	0.00	110543	04/07/2017	Utilities
Total							14,459.20	0.00			



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3939 1 AB 0.403

Statement Date

5/22/2017

OAKHAVEN COMMUNITY ASSOCIATION, INC.
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

[REDACTED]

Page 1 of 4

[REDACTED]

STATEMENT SUMMARY

		TX Small Business Check Account No.
04/24/2017	Beginning Balance	\$9,938.36
	1 Deposits/Other Credits	+ \$387.50
	0 Checks/Other Debits	- \$0.00
05/22/2017	Ending Balance	\$10,325.86
	Total Enclosures	1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
05/02/2017	Deposit	\$387.50

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
04-24	\$9,938.36	05-02	\$10,325.86

0000

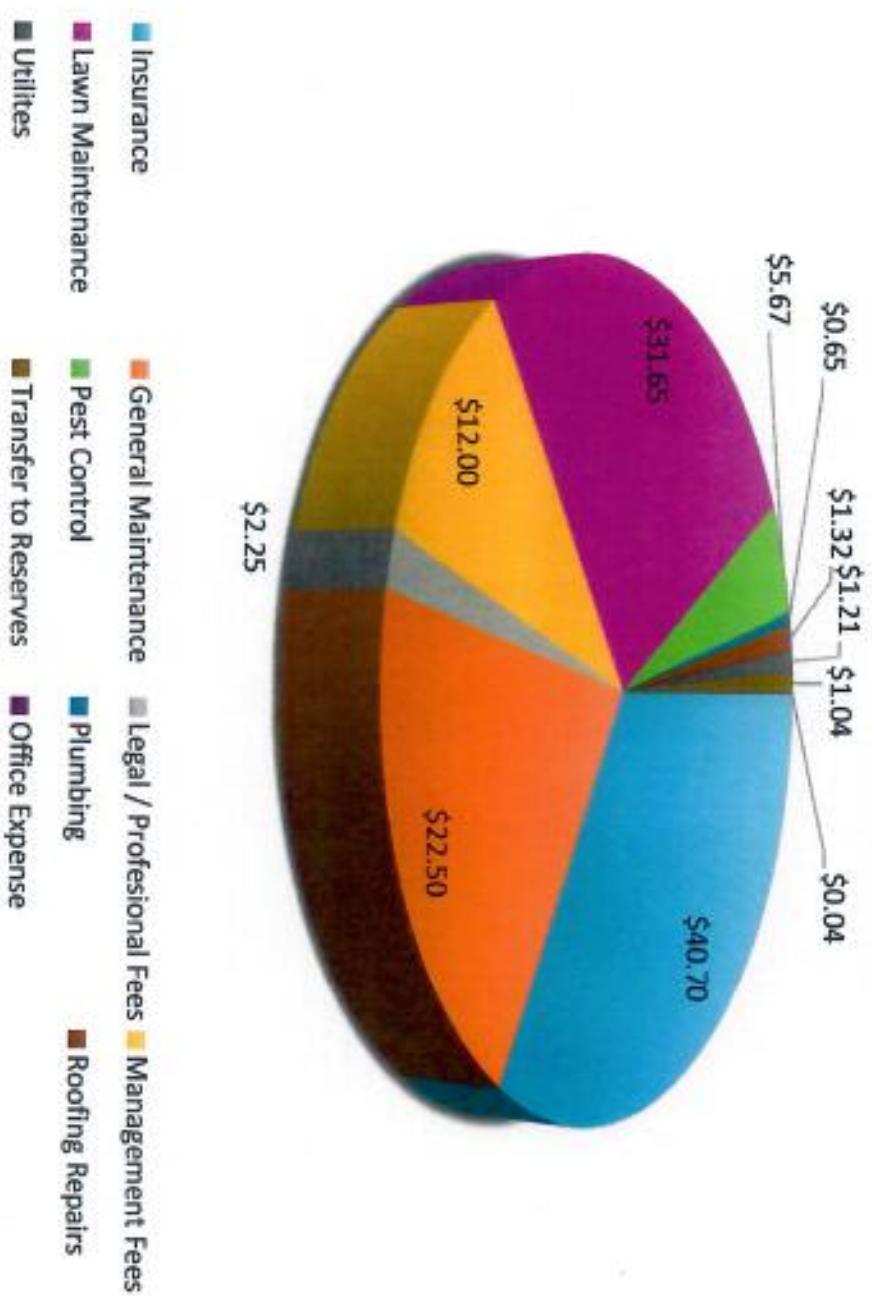
102051 : 00393041

MEMBER FDIC



NYSE Symbol "PB"

2016 Oakhaven HOA Expenses



OAKHAVEN COMMUNITY ASSOCIATION

	2016 Budget	2016 Actual	2017 Budget	
Income:				
HOA DUES:	46500	100%	48172	49290
LATE FEES/VIOLATIONS			490	100%
Total Income:	46500	48662	49290	
 Expenses:				
Insurance	15092	15146	15960 *	
General Maintenance	4500	8371.31	8500	
Legal/Professional Fees	700	843.26	800	
Management Fees	4464	4464	4464 *	
Lawn Maintenance	9768.28	11777.62	11000 *	
Pest Control	2600	2110.87	2100 *	
Plumbing	400	242	300	
Roofing Repairs	1000	490	500	
Utilities	450	430.32	450 *	
Special Projects	2500	0	0	
Transfer to Reserves	4650	387.5	4789.5 *	
Office Expense	0	14.42	25	
Total Expenses:	46124.28	44277.3	48888.5	38763.5
Total Difference:	375.72	4384.7	401.5	104.2

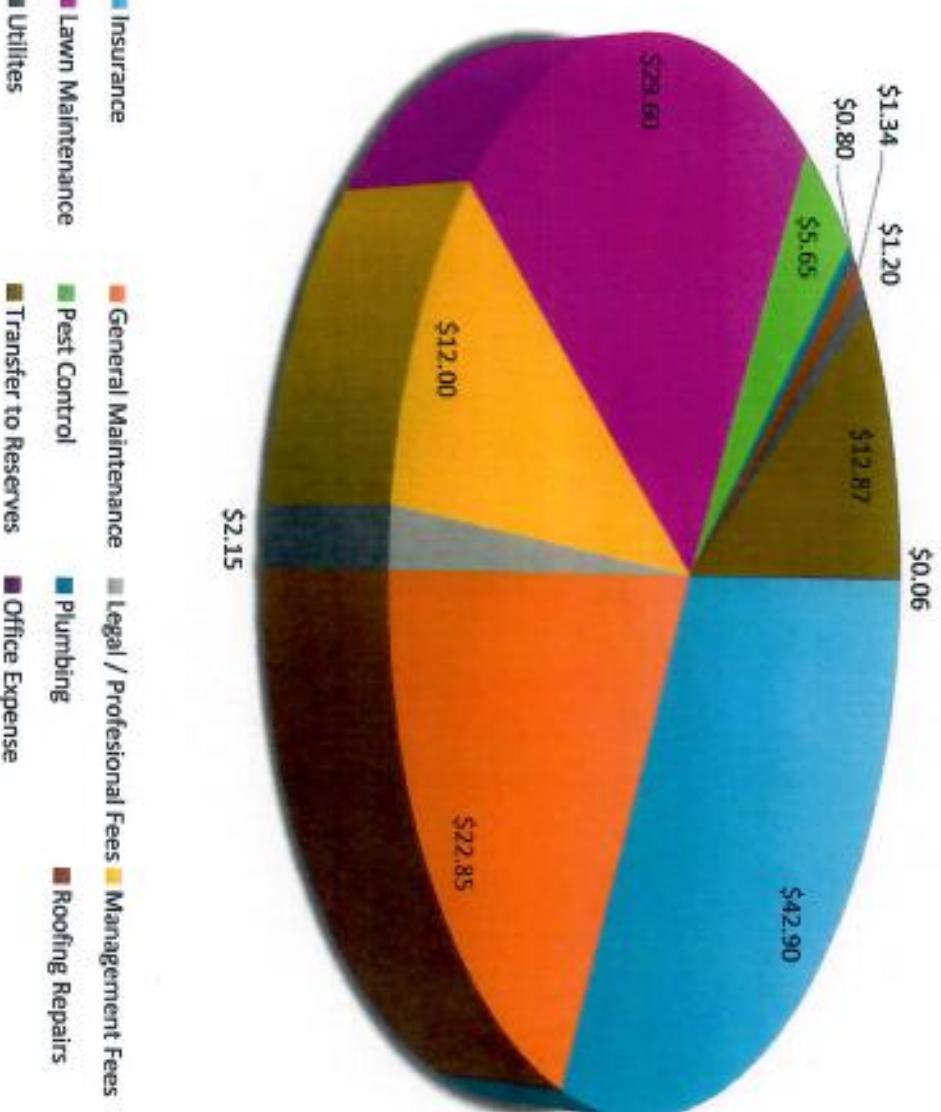
Estimated Operating Balance 12/17 5301.49

Estimated Reserve Account Balance 12/17 13,177.86

2016 Actual Expenses: 44,277.30 divided by 31 units, divided by 12 months = 119.03 per unit

Projected 2017 Expenses: 48,888.50 divided by 31 units, divided by 12 months = 131.42 per unit

2017 Oakhaven HOA Budget



Delinquency

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 126.00

Unit	Name	Tenant Status	Amount Receivable
<hr/>			
2531	[REDACTED]	Current	725.00
Total			725.00

Paying extra each month to catch up.

CMA 1 - Line

Prepared By: Lindsey Niemeyer

Property Type is 'Residential' Status is one of 'Active', 'Offer Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/01/2016+ Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 05/22/2017 to 11/23/2016 Subdivision Code is 'Oakhaven'

Listings as of 05/22/17 at 3:46 pm

MLS # 17006812 Address 2805 Oakside Drive

LISTINGS: 1

Sold Properties

MLS #	Address	Unit #	# Bd	# FH/Bth	Gar/Cap	Subd Code	Yr Blt	Apx Ht Ar	LPSqFt	List Price	DOM
1805472	2819 Oakside Drive	2	2	2	2	Oakhaven	1981	1,221	\$108,03	\$131,900	5
1801558	2815 Oakside Drive	2	2	1	1	Oakhaven	1981	1,221	\$108,03	\$131,900	5
1803819	2813 Oakside Drive	2	1	2	1	Oakhaven	1981	1,320	\$82,68	\$109,000	5
1802526	2803 Oakside Drive	2	2	1	2	Oakhaven	1981	1,257	\$83,53	\$105,000	5
1803327	2822 Oakside Drive	2	2	1	NONE	Oakhaven	1981	1,115	\$84,17	\$105,000	5
1805342	2833 Oakside Drive	2	1	1	1	Oakhaven	1981	1,010	\$100,00	\$113,000	5

LISTINGS: 6

Medians:

	Min	Max	Average	Median
List Price	\$100,000	\$131,900	\$107,307	\$105,000
Sold Price	\$104,500	\$113,000	\$107,583	\$106,500

Maximums:

Averages:

Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
List Price	\$100,000	\$131,900	\$107,307	\$105,000
Sold Price	\$104,500	\$113,000	\$107,583	\$106,500

3-Up Comparison



Details	
ML #	2819 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4766

Type	Townhome
Style	Traditional
Apx Heated Area	1,242
Level	One Story
HOA Fee	Yes
Year Blt	1981
Lot Desc	Public Road

Acres
Lot Size

0.07
2,875

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features:

2
2
1
1 Area or Room
Blinds/Shades, Ceiling Fan,
Smoke Alarm

Exterior

Exterior Constr
Foundation
Garage Cap
Garage Type

Fireplace Type
Room Areas

Miscellaneous

Heating

Cooling

Subdivision

School District
Flood Insurance
Zoning Type

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.

Details	
ML #	2833 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4778

Type	Townhome
Style	Traditional
Apx Heated Area	1,010
Level	One Story
HOA Fee	Yes
Year Blt	1981
Lot Desc	Cul De Sac, Large Trees, Medium Trees

Acres
Lot Size

0.07
2,875

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features:

1
1
1 Area or Room
Blinds/Shades, Ceiling Fan

Exterior

Exterior Constr
Foundation
Garage Cap
Garage Type

Fireplace Type
Room Areas

Miscellaneous

Heating

Cooling

Subdivision

School District
Flood Insurance
Zoning Type

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.

Details	
ML #	2815 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4766

Type	Townhome
Style	Traditional
Apx Heated Area	1,247
Level	Two Story or More
HOA Fee	Yes
Year Blt	1981
Lot Desc	Medium Trees

Acres
Lot Size

0.11
4,691

#Bedrooms
#FullBaths
#Half Baths
Living Areas:
Interior Features:

2
2
1 Area or Room
Smoke Alarm

Exterior

Exterior Constr
Foundation
Garage Cap
Garage Type

Fireplace Type
Room Areas

Miscellaneous

Heating

Cooling

Subdivision

School District
Flood Insurance
Zoning Type

List Date
Pending Date
Sold Date
DOM
List Price
Sold Price
Orig List Price
List Price/SqFt
Sold Price/SqFt
SP/LP Ratio
Taxable Val.



Details	
ML #	2803 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4766

Type	Townhome
Style	Traditional
Apx Heated Area	1,257
Level	Two Story or More
HOA Fee	Yes
Year Built	1981
Lot Desc	Cul De Sac, Public Road

# Acres	0.06
Lot Size	2,574

#Bedrooms	2
#FullBaths	2
#Half Baths	1
Living Areas:	1 Area or Room
Interior Features	Ceiling Fan, Drapes/Curtains

Exterior	Covered Patio/Deck, Garden Area
----------	---------------------------------

Exterior Constr	
Foundation	Slab
Garage Cap	Two
Garage Type	Detached Garage

Fireplace Type	
Room Areas	

Miscellaneous

Heating	Central Electric, Central Gas
---------	-------------------------------

Cooling	Central
---------	---------

Subdivision	Oakhaven
-------------	----------

School District	Bryan
Flood Insurance	Not Required
Zoning Type	

List Date	04/06/2016
Pending Date	04/12/2016
Sold Date	05/09/2016
DOM	33
List Price	\$105,000
Sold Price	\$107,000
Orig List Price	\$105,000
List Price/SqFt	83.5322
Sold Price/SqFt	85.1233
SP/LP Ratio	101.91%
Taxable Val.	

Details	
ML #	2822 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4765

Type	Townhome
Style	Contemporary
Apx Heated Area	1,115
Level	One Story
HOA Fee	Yes
Year Built	1981
Lot Desc	

# Acres	0.08
Lot Size	3,450

#Bedrooms	2
#FullBaths	1
#Half Baths	1
Living Areas:	1 Area or Room
Interior Features	Blinds/Shades, Ceiling Fan, Drapes/Curtains, Smoke Alarm

Exterior	Patio/Deck
----------	------------

Exterior Constr	Brick, Siding
Foundation	Slab
Garage Cap	None
Garage Type	Detached Carport

Fireplace Type	Wood Burning
Room Areas	Fam/Din Combo

Miscellaneous

Heating	Central Electric
---------	------------------

Cooling	Ceiling Fan, Central Electric
---------	-------------------------------

Subdivision	Oakhaven
-------------	----------

School District	Bryan
Flood Insurance	Not Required
Zoning Type	

List Date	04/30/2016
Pending Date	05/04/2016
Sold Date	06/17/2016
DOM	48
List Price	\$105,000
Sold Price	\$110,000
Orig List Price	\$105,000
List Price/SqFt	94.1704
Sold Price/SqFt	98.6547
SP/LP Ratio	104.76%
Taxable Val.	



Details	
ML #	2813 Oakside Drive
Status/Prop	Sold/Residential
Zone	B03
City	Bryan
County	Brazos
Zip Code	77802-4766

Type	Patio Home
Style	Traditional
Apx Heated Area	1,320
Level	Two Story or More
HOA Fee	Yes
Year Built	1981
Lot Desc	Large Trees, Medium Trees

# Acres	0.16
Lot Size	6,813

#Bedrooms	2
#FullBaths	1
#Half Baths	1
Living Areas:	1 Area or Room
Interior Features	Blinds/Shades, Ceiling Fan, Drapes/Curtains, Garage Door Opener, Smoke Alarm

Exterior	Covered Patio/Deck
----------	--------------------

Exterior Constr	Brick Veneer, Frame
Foundation	Slab
Garage Cap	Two
Garage Type	Attached Garage

Fireplace Type	Gas Started
Room Areas	Family Room, Kit/Din Combo

Miscellaneous

Heating	Central Gas
---------	-------------

Cooling	Central Electric
---------	------------------

Subdivision	Oakhaven
-------------	----------

School District	Bryan
Flood Insurance	Not Required

Zoning Type	
-------------	--

List Date	05/18/2016
Pending Date	05/19/2016
Sold Date	06/23/2016
DOM	36
List Price	\$109,000
Sold Price	\$106,000
Orig List Price	\$109,000
List Price/SqFt	62.5758
Sold Price/SqFt	80.3030
SP/LP Ratio	97.25%
Taxable Val.	

Heating	
---------	--

Cooling	
---------	--

Subdivision	
-------------	--

School District	
-----------------	--

Flood Insurance	
-----------------	--

Zoning Type	
-------------	--

Land Price	*****
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Sold Price	\$131,900
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Orig List Price	108,0262
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List Price/SqFt	0.0000
-----------------	--------

SP/LP Ratio	
-------------	--

Taxable Val.	
--------------	--

DOM	
-----	--



BUSINESS OWNERS DECLARATION
BUSINESS OWNERS RENEWAL DECLARATIONS

13

RENEWAL OF ODD 8972900

Policy Number	From	To	Coverage is Provided in the	Agency Code
ODD-8972900-06	03/01/2017	03/01/2018	MASSACHUSETTS BAY INSURANCE COMPANY	160236700

Named Insured and Address

OAK HAVEN COMMUNITY
C/O TERRY THIGPEN,
903 TEXAS AVE S
COLLEGE STATION TX 77840

Agent

979-764-8444
DEXTER & COMPANY, INC.
4030 HIGHWAY 6 SOUTH, #101
COLLEGE STATION, TX 77845

Policy Period: Beginning and Ending at 12:01 a.m. Standard Time at the Location of the Described Premises.

Business Type: ASSOCIATION.

Mortgagee/Loss Payable:

SEE ADDITIONAL INTEREST SCHEDULE

Business of the Named Insured:

CONDOMINIUM.

In consideration of the premium, insurance is provided the Named Insured with respect to those premises described in the Schedule below and with respect to those coverages and kinds of property for which a specific Limit of Insurance is shown, subject to all of the terms of this policy including forms and endorsements made a part hereof:

LOCATION SCHEDULE

Described Premises:

NO. 001 000 2801 OAKSIDE DR, BRYAN, TX 77802

NO. 002 000 2801 OAKSIDE DR, BRYAN, TX 77802

NO. 003 000 2801 OAKSIDE DR, BRYAN, TX 77802

(SEE FORM 391-1013 FOR ADDITIONAL PREMISES.)

SECTION I - PROPERTY	LIMITS OF INSURANCE					
	Loc No 001	Bldg No 000	Loc No 002	Bldg No 000	Loc No 003	Bldg No 000
Deductible Amount	\$ 500		\$ 500		\$ 500	
Building Amount Valuation	\$ 390,039	RC	\$ 262,761	RC	\$ 262,761	RC
Business Personal Property Valuation	NOT COVERED		NOT COVERED		NOT COVERED	
Business Income	EXCLUDED					
Business Income Waiting Period	Excluded / None / 24 hours / 48 hours / 72 hours					
SECTION II - LIABILITY						
LIMITS OF INSURANCE						
Liability and Medical Expenses Limits of Insurance:						
Except for Damage to Premises Rented to You, each paid claim for the following coverages reduce the Amount of Insurance we provide during the applicable annual period. Please refer to SECTION II - LIABILITY, D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE, paragraph 4. of the Businessowners Coverage Form.						
Liability and Medical Expenses Limit	\$ 1,000,000	Per Occurrence	\$ 2,000,000	Aggregate		
Medical Expenses	\$ 5,000	Each Person				
Damage to Premises Rented to You	\$ 300,000	All Perils				

Date Issued: 12/26/2016

ORIGINAL/INSURED

Payment Type: DIRECT BILL



BUSINESS OWNERS DECLARATION
BUSINESS OWNERS RENEWAL DECLARATIONS

13

RENEWAL OF ODD 8972900

Policy Number	From	Policy Period To	Coverage is Provided in the	Agency Code
ODD-8972900-06	03/01/2017	03/01/2018	MASSACHUSETTS BAY INSURANCE COMPANY	160236700

Named Insured and Address

OAK HAVEN COMMUNITY
C/O TERRY THIGPEN,
903 TEXAS AVE S
COLLEGE STATION TX 77840

Agent

979-764-8444
DEXTER & COMPANY, INC.
4030 HIGHWAY 6 SOUTH, #101
COLLEGE STATION, TX 77845

Additional Property Coverages and Extensions:

See attached Schedule for Additional Coverages provided for under this Policy.

Additional Liability Coverages: General Liability Broadening Endorsement

General Liability Class: 62003

Description: CONDO ASSN:RESIDENTIAL UP TO 10 UNITS

Liability Exposure: 4 UNITS

Policy Forms, Endorsements and Optional Coverages Attached:

See Forms and Endorsements Schedule

TOTAL BOP COVERAGE PREMIUM:	\$ 15,960.00
BOP TERRORISM COVG (INCLUDED IN TOTAL POLICY PREMIUM)	\$ 35.00
OTHER THAN FIRE FOLLOWING	\$ 35.00
FIRE FOLLOWING	\$ 000.00
TOTAL UMBRELLA COVERAGE PREMIUM:	NOT COVERED
UMB TERRORISM COVG (INCLUDED IN TOTAL POLICY PREMIUM)	NOT COVERED
TOTAL POLICY PREMIUM IS:	\$ 15,960.00

Countersigned this _____ Day of _____

Authorized Representative

This Declarations Page with the Policy Contract, Forms and Endorsements, if any,
Complete the Policy.

Date Issued: 12/26/2016

ORIGINAL/INSURED

Payment Type: DIRECT BILL

391-1002 08 16

Page 2 of 2