



Oakridge Condominiums

2015 Home Owner's Association Annual Meeting

Century 21, Beal Inc.

Brazos Valley Property Management

903 S Texas Avenue, College Station, TX 77840

Business (979)764-2500 Fax (979)764-0508



Oakridge Condominiums

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Oakridge Owners Association requests your attendance at the 2015 annual meeting to be held at BVPM, 903 Texas Ave. S, College Station, TX, on **Tuesday, January 27, 2015 at 7:00 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 January 26, 2015. You can mail the completed proxy (below) to BVPM Century 21, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Joey Condon, email to c21hoa@century21bcs.com or fax it to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. Financial report. (Delinquencies & liens, Cash Flow, Budget for 2015, Sales)
5. Election/Reinstatement of Officers & Directors
5. Unfinished business.
6. New business.
7. Adjournment

2015 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

or

(Circle one) Bob Roepke Linda White Vince Marino

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 January 27, 2015 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 January 26, 2015.

You can mail: BVPM, 903 S. Texas Ave., College Station, TX 77840,

Fax: 979-764-0508 or

Email: joeyc@century21bcs.com

OAKRIDGE HOA PROPOSED 2015 BUDGET

	<u>2014 Budget</u>	<u>2014 Actual</u>	<u>2015 Budget</u>
<u>INCOME:</u>	\$38,640.00	\$39,833.00	\$38,640.00 (100%)
Late Fee:	0.00	175.00	0.00
Transfer Fee:	0.00	450.00	0.00
Total Income:	<u>\$38,640.00</u>	<u>\$40,458.00</u>	<u>\$38,640.00</u>
<u>EXPENSE:</u>			
Escrow	4,000.00	3,000.00	4,000.00
Roof Repair	200.00	660.00	600.00
Electrical repairs	400.00	211.55	325.00
General Maint.	1,500.00	1,340.44	1,250.00
Insurance	8,677.00	10,432.16	6,538.67
Lawn Maintenance	2,500.00	4,209.14	5,000.00 ²⁰ + /000
Management Fee	4,200.00	4,200.00	4,800.00
Office Expense	150.00	31.45	278.00
Pest Control	1,000.00	1,528.29	1,100.00
Legal/Professional	400.00	212.16	300.00
Utilities	9,500.00	8,933.24	9,350.00
Plumbing	1,400.00	403.75	750.00
Fence Repair/Repl	0.00	1,859.56	1,500.00
Total	33,927.00	37,021.74	35,791.67
	 +\$4,713.00	 +\$3,436.26	 +\$2,848.33

State Farm Reserve Account Balance: \$31,764.70 as of December 31, 2014.

28 units x 115.00 x 12 + 38,640.00

Insurance includes an Employee Dishonesty Bond

Servicer Address
 2777 ALLEN PARKWAY
 SUITE 550
 HOUSTON, TX 77019
 (877)687-9824 FAX: (832)308-7925

PREMIUM FINANCE AGREEMENT

**CRESCENT PREMIUM
 ASSIGNMENT, LLC**
 3840 CORPORATE CENTER DRIVE
 BRYAN, TX 77802
 (877)615-4242 FAX: (559)225-7246

A	CASH PRICE (TOTAL PREMIUMS)	\$6,338.67	AGENT (Name & Place of business) SERVICE INSURANCE GROUP, INC. P.O. BOX 5753 BRYAN, TX 77805 (979)774-3900 FAX: (979)774-3955	INSURED (Name & Residence or business) OAK RIDGE CONDO OWNERS ASSOC CENTURY 21 BEAL 903 S TEXAS AVE COLLEGE STATION, TX 77840
B	CASH DOWN PAYMENT	\$1,467.73		
C	PRINCIPAL BALANCE (A MINUS B)	\$4,870.94		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 3020693

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled.
19.000%	\$434.16	\$4,870.94	\$5,305.10

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due
10	\$530.51	Beginning: MONTHLY 10/19/2014

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 10 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
PENDING	09/19/2014	ARCH INSURANCE CO BURNS & WILCOX	PACKAGE	0.000%	12	5,792.00 Fee: 250.00 Tax: 296.67
						Broker Fee: \$0.00
						TOTAL: \$6,338.67

The undersigned insured directs CRESCENT PREMIUM ASSIGNMENT, LLC (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified, receive all sums assigned to its Lender or in which it has granted Lender a security interest and to execute and deliver on behalf of the insured documents, instruments, forms and notices relating to the listed insurance policies in furtherance of this Agreement.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The insured understands that the Agent/Broker is receiving a fee of 3.00% of the amount financed for the preparation of this contract.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signature of Insured or Authorized Agent

DATE

Signature of Agent

DATE

Actual 2014 Results & Proposed 2015 Budget
Oakridge Owners Association

	Actual 2013	Budget 2013	2014 Budget
INCOME			
Late Fees\NSF Rent	290	0	0
Homeowners Association Due	40,195	37,481	38,640
Transfer Fee	75	0	0
NET RENT INCOME	40,560	37,481	38,640
TOTAL INCOME	40,560	37,481	38,640
EXPENSES			
A/C or Heating Repairs	294	0	0
Capital Improvements / Constru	4,950	5,000	0
Legal Fees Owners CB	63	100	100
General Maintenance	561	2,000	1,500
Electical Repairs	0	400	400
Insurance	7,601	7,227	8,677
Reserve Account Transfer	2,750	0	4,000
Keys/Locks	108	0	0
Legal Fees (HOA)	260	400	300
Lawn/Property Maintenance	2,138	2,750	2,500
Maint. Mgmt. Fee	4,200	4,200	4,200
Office Expenses	154	100	150
Pest Control	997	1,000	1,000
Plumbing Expense	1,045	500	1,400
Porter Service	0	150	0
Roofing Expense	65	200	200
Tax Expense	11	0	0
Utilities	9,385	9,500	9,500
TOTAL DIRECT EXPENSES	34,582	33,527	33,927
TOTAL EXPENSES	34,582	33,527	33,927
NET INCOME	5,978	3,954	4,713
ADJUSTMENTS			
Prepaid Rent	240	0	0
TOTAL ADJUSTMENTS	240	0	0
CASH FLOW	6,218		4,713
Operating Account:			
Beginning Cash Balance	7,070		13,326
Ending Cash Balance	13,326		18,039



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/19/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME: Jody Hatla	FAX (A/C, No.): (979) 774-3955
		PHONE (A/C, No, Ext): (979) 774-3900	
		E-MAIL ADDRESS: jody.hatla@sigbcs.com	
		PRODUCER CUSTOMER ID #: 8093	
INSURED	Oak Ridge Condo Owners Association c/o Century 21 Beal 903 S Texas Ave College Station TX 77840-	INSURER(S) AFFORDING COVERAGE	
		INSURER A: Arch Specialty Insurance Co	NAIC #
		INSURER B: RLI Surety Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			ANCO0000227-00	09/19/2014	09/19/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Dishonesty/Fidelity Bond			FID0101862	01/26/2015	01/26/2016	Bond Limit 40,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

AI 002873

Sample Certificate Only
Contact Insurance Agency for Detailed Certificate
Fax # Below

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Fax: (979) 774-3955

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1 Active Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,003	\$77,900	\$77.67				
Low	2	2	1,003	\$77,900	\$77.67				
Average	2	2	1,003	\$77,900	\$77.67				
Median	2	2	1,003	\$77,900	\$77.67				

5 Expired Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,116	\$74,900	\$74.68				
Low	2	2	1,003	\$69,900	\$63.62				
Average	2	2	1,025	\$71,560	\$69.91				
Median	2	2	1,003	\$71,000	\$69.79				

2 Leased Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,003	\$74,000	\$73.78				
Low	2	2	1,003	\$72,500	\$72.28				
Average	2	2	1,003	\$73,250	\$73.03				
Median	2	2	1,003	\$73,250	\$73.03				

5 Sold Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,116	\$83,000	\$82.75	\$82,000	\$81.75	98 %	377
Low	2	2	1,003	\$74,000	\$69.89	\$68,000	\$67.80	91 %	158
Average	2	2	1,025	\$79,600	\$77.79	\$76,200	\$74.44	95 %	234
Median	2	2	1,003	\$80,000	\$79.76	\$77,000	\$76.77	96 %	187

1 Terminated Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,003	\$68,000	\$67.80				
Low	2	2	1,003	\$68,000	\$67.80				
Average	2	2	1,003	\$68,000	\$67.80				
Median	2	2	1,003	\$68,000	\$67.80				

14 Total Listings

	Beds	Baths	SqFt	LP	LP/SqFt	SP	SP/Sqft	SP/LP	DOM
High	2	2	1,116	\$83,000	\$82.75	\$82,000	\$81.75	98 %	377
Low	2	2	1,003	\$68,000	\$63.62	\$68,000	\$67.80	91 %	158
Average	2	2	1,019	\$74,871	\$73.57	\$76,200	\$74.44	95 %	234
Median	2	2	1,003	\$74,000	\$73.03	\$77,000	\$76.77	96 %	187

Search Criteria
Status is ACT, AP, CC, EA, EXP, LSD, OC, OPS, SLD, TER, TOM, UC, UCB, WD
Street Number is 2101
Street Name starts with barak
Close Date is between 01/01/2014 and 01/23/2015

Minutes of Oak Ridge Homeowner's Association

Annual Meeting: January 21, 2014

The meeting was called to order at 7:10 PM by Bob Roepke-President

Those in attendance were:

Terry Thigpen-Property Management

Joey- Prop Mgmt Asst

Bob Roepke -President- Unit 28

Vince Marino -Vice President- Unit 27

Linda White -Secretary- Unit 18

Scott Goddard- Unit 17

Irene Erion - Unit 8

Donna West- Unit 6

Scott Simpson- Unit 19

Also had 3 Proxy Statements

- Minutes from meeting held on 1/30/13 were reviewed and approved.
- Reviewed and approved 2013 actual cash flow, income and expenses
- Reviewed and approved 2014 Proposed Budget
- It was noted that the HOA Money Market acct has \$28,673.35 as our reserve.
- Total delinquencies, \$2775.00, were reviewed. Four units were listed as delinquent.
- The Insurance changes were discussed, whereas master policy now has "replacement cost" coverage which will allow more lenders to approve Oakridge Condo mortgage loans. This change resulted in increase of premium which was noted in the 2014 Budget. Recent sales were reviewed.
- Joey showed us the website for our condo association: www.oakridgebcs.com
- Maintenance Issues: It was mentioned we may need to repair the roof gutters on bldg. 1 & 2 where the roof line is not even. Some of the fences may need attention due to shifting and hardware becoming loose. Also tenants are parking on grass and we will need to get barriers placed there.

- New business discussion: In regard to the recent sewage backup problems at building 1, it was recommended that a letter be mailed to residents and owners with instructions NOT to flush anything that is NOT supposed to be flushed. Joey will prepare that letter and get them to owners and residents.

- Election of officers- It was voted to maintain the same officers as 2013. All approved:

President- Robert Roepke

Vice Pres- Vince Marino

Secretary- Linda White

Meeting adjourned at 8:15 PM

**Oakridge Condos
Delinquency List
as of January 27, 2015**

Unit 05	290.00
Unit 26	1,060.00
Total amount:	\$1,350.00

Cash Flow (Cash)
Oakridge HOA - (oakridge)
January 2014 - December 2014

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Prepared For:
Oakridge Home Owners Association
C/O Beal Property Management
903 S Texas Ave.
College Station, TX 77840-0000

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	175.00	0.43	175.00	0.43
Homeowners Association Dues	40,418.00	98.48	40,418.00	98.48
Transfer Fee	450.00	1.10	450.00	1.10
NET RENT INCOME	175.00	0.43	175.00	0.43
OTHER INCOME				
TOTAL OTHER INCOME	450.00	1.10	450.00	1.10
TOTAL INCOME	41,043.00	100.00	41,043.00	100.00
EXPENSES				
Electrical Repairs	211.55	0.52	211.55	0.52
Fence Repair	1,859.56	4.53	1,859.56	4.53
General Maintenance	1,094.25	2.67	1,094.25	2.67
Insurance	10,432.16	25.42	10,432.16	25.42
Escrow	3,000.00	7.31	3,000.00	7.31
Keys/Locks	10.00	0.02	10.00	0.02
Lawn/Property Maintenance	4,209.14	10.26	4,209.14	10.26
Maint. Mgmt. Fee	4,200.00	10.23	4,200.00	10.23
Painting	65.00	0.16	65.00	0.16
Parking Lot Repair	181.19	0.44	181.19	0.44
Pest Control	1,010.18	2.46	1,010.18	2.46
Animal/Bat Removal	518.11	1.26	518.11	1.26
Plumbing Expense	403.75	0.98	403.75	0.98
Professional Fees	201.00	0.49	201.00	0.49
Roofing Expense	660.00	1.61	660.00	1.61
Sign Expense	21.45	0.05	21.45	0.05
Tax Expense	11.16	0.03	11.16	0.03
Utilities	8,933.24	21.77	8,933.24	21.77
TOTAL DIRECT EXPENSES	37,021.74	90.20	37,021.74	90.20
TOTAL EXPENSES	37,021.74	90.20	37,021.74	90.20
NET INCOME	4,021.26	9.80	4,021.26	9.80
ADJUSTMENTS				
Prepaid Rent	-585.00		-585.00	
TOTAL ADJUSTMENTS	-585.00		-585.00	
CASH FLOW	3,436.26		3,436.26	
Beginning Cash	13,326.68			

Cash Flow (Cash)
Oakridge HOA - (oakridge)
January 2014 - December 2014

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	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Ending Balance	16,762.94			

Expense Distribution
oakridge - Oakridge HOA
Invoice Date: 01/2014 - 12/2014
Check Date: 01/2014 - 12/2014

Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
4600 Homeowners Association Dues										
214894	august refu	08/14/14	oakridge	goddard	2200	115.00		107688	08/14/14	Refund of HOA dues, sold unit in
						115.00	0.00			
6390 Electrical Repairs										
213877	88857	01/31/14	oakridge	britt	2200	211.55		107214	02/06/14	Replaced REA lights at #13 & 14
						211.55	0.00			
6430 Fence Repair										
213635	1421	12/16/13	oakridge	tfry	2200	575.00		107162	01/06/14	Installed new fence & gate at Oa
214173	323	03/04/14	oakridge	tfry	2200	35.00		107367	04/07/14	Repaired latch on gate Oakridge
214344	4154	04/22/14	oakridge	tfry	2200	40.00		107440	05/06/14	Repaired gate latch on Unit 13
214425	1207	05/14/14	oakridge	tlcmaint	2200	79.50		107470	05/15/14	Unit 13, OR
214537	2566	05/24/14	oakridge	tfry	2200	127.06		107546	06/05/14	Fence and gate repair (new Post
214700	4662	06/27/14	oakridge	tfry	2200	575.00		107608	07/07/14	Removed old fence and gate, In
215062	1336	09/16/14	oakridge	tlcmaint	2200	345.00		107780	09/17/14	Replaced the fence at unit 23
215395	1359	10/29/14	oakridge	tlcmaint	2200	83.00		107919	11/14/14	OAKRIDGE REPAIR GATE AT #
						1,859.56	0.00			
6455 General Maintenance										
213624	131228-01	01/01/14	oakridge	mel	2200	42.77		107160	01/06/14	Oakridge HOA, 13 & 14 security I
214630	1261	06/25/14	oakridge	tlcmaint	2200	475.00		107585	06/30/14	Repaired bow in roof decking (1
214953	1038	08/13/14	oakridge	tlcmaint	2200	345.00		107743	09/08/14	
215273	1350	10/23/14	oakridge	tlcmaint	2200	56.48		107868	10/28/14	OR13 - REPAIR LEAK ABOVE
215460	1411-01	12/01/14	oakridge	mel	2200	175.00		107967	12/05/14	LAWN WATERING
						1,094.25	0.00			
6470 Insurance										
213591	2211325	01/02/14	oakridge	sig	2200	1,732.16		107148	01/02/14	OakRidge - insurance
213617	TXH-22490	01/06/14	oakridge	ipfs	2200	593.56		107228	02/06/14	Insurance for Oakridge
213742	077211	01/22/14	oakridge	sig	2200	351.45		107192	01/27/14	OR/INSURANCE/077211/JDC
213920	TXH-22490	02/12/14	oakridge	ipfs	2200	857.59		107255	02/20/14	
213921	THX-22490	02/11/14	oakridge	ipfs	2200	114.32		107256	02/20/14	
214090	TXH-22490	03/11/14	oakridge	ipfs	2200	707.88		107314	03/18/14	Insurance Oakridge
214280	TXH-22490	04/10/14	oakridge	ipfs	2200	707.88		107412	04/25/14	
214439	TXH-22490	05/12/14	oakridge	ipfs	2200	707.88		107474	05/19/14	
214616	TXH-22490	06/10/14	oakridge	ipfs	2200	707.88		107574	06/18/14	
214751	TXH-22490	07/11/14	oakridge	ipfs	2200	707.88		107639	07/29/14	Reversed by ctrl# 214933
214751	TXH-22490	07/11/14	oakridge	ipfs	2200	-707.88		107639	07/29/14	Reversed by ctrl# 214933
214925	TXH-22490	08/18/14	oakridge	ipfs	2200	1,451.15		107713	08/29/14	
215052	TXH-22490	09/10/14	oakridge	ipfs	2200	707.88		107777	09/17/14	Insurance
215133	TXH-31827	09/19/14	oakridge	ipfs	2200	530.51		107804	10/01/14	Insurance for Oakridge
215353	TXH-31827	10/30/14	oakridge	ipfs	2200	530.51		107908	11/05/14	
215508	FID010186	12/05/14	oakridge	rli	2200	201.00		107971	12/05/14	Renewal of Fidelity Bond for Oa
215531	TXH-31827	12/01/14	oakridge	ipfs	2200	530.51		107988	12/10/14	INSURANCE
						10,432.16	0.00			
6471 Escrow										
213605	notes-2136	01/01/14	oakridge	oakridge	2200	250.00		107152	01/06/14	101749342 monthly deposit
213772	notes-2137	02/01/14	oakridge	oakridge	2200	250.00		107207	02/03/14	101749342 monthly deposit
213979	notes-2139	03/01/14	oakridge	oakridge	2200	250.00		107272	03/03/14	101749342 monthly deposit
214187	notes-2141	04/01/14	oakridge	oakridge	2200	250.00		107347	04/03/14	101749342 monthly deposit
214335	notes-2143	05/01/14	oakridge	oakridge	2200	250.00		107423	05/01/14	101749342 monthly deposit
214512	notes-2145	06/01/14	oakridge	oakridge	2200	250.00		107531	06/03/14	101749342 monthly deposit
214664	notes-2146	07/01/14	oakridge	oakridge	2200	250.00		107590	07/01/14	101749342 monthly deposit
214816	notes-2148	08/01/14	oakridge	oakridge	2200	250.00		107646	08/06/14	101749342 monthly deposit
214967	notes-2149	09/01/14	oakridge	oakridge	2200	250.00		107722	09/02/14	101749342 monthly deposit
215147	notes-2151	10/01/14	oakridge	oakridge	2200	250.00		107807	10/02/14	101749342 monthly deposit
215335	notes-2153	11/01/14	oakridge	oakridge	2200	250.00		107879	11/04/14	101749342 monthly deposit
215481	notes-2154	12/01/14	oakridge	oakridge	2200	250.00		107941	12/03/14	101749342 monthly deposit
						3,000.00	0.00			
6472 Keys/Locks										
215165	140925-01	09/25/14	oakridge	mel	2200	45.00		107819	10/06/14	Installed new mailbox lock #11
						45.00	0.00			

Expense Distribution
oakridge - Oakridge HOA
Invoice Date: 01/2014 - 12/2014
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
6473 Legal Fees (HOA)										
213720	7052	01/17/14	oakridge	peterso	2200	63.75		107183	01/17/14	Oakridge/Matejka/Draft letter/70
						63.75	0.00			
6475 Lawn/Property Maintenance										
213633	11130	12/31/13	oakridge	oneal	2200	285.06		107161	01/06/14	Lawn service, cleaned off roofs
213829	11169	01/31/14	oakridge	oneal	2200	144.33		107223	02/06/14	Lawn service
214023	11274	02/28/14	oakridge	oneal	2200	144.33		107289	03/06/14	Lawn service
214214	11355	04/07/14	oakridge	oneal	2200	144.33		107371	04/07/14	Oakridge/Lawn Service/11355/B
214351	11417	04/30/14	oakridge	oneal	2200	144.33		107437	05/06/14	monthly lawn maintenance
214413	Oakridge	05/01/14	oakridge	xstump	2200	1,441.13		107461	05/12/14	Trim trees & and removed one tr
214565	11469	05/31/14	oakridge	oneal	2200	171.40		107543	06/05/14	Monthly lawn maintenance
214673	11546	06/30/14	oakridge	oneal	2200	144.33		107603	07/07/14	Monthly Lawn Service
214851	11616	08/06/14	oakridge	oneal	2200	144.33		107662	08/07/14	
215013	11653	09/02/14	oakridge	oneal	2200	144.33		107748	09/08/14	
215127	19017	10/01/14	oakridge	horizon	2200	360.83		107800	10/01/14	
215342	19189	11/01/14	oakridge	horizon	2200	360.83		107897	11/05/14	
215351	1410-01	11/01/14	oakridge	mel	2200	218.75		107900	11/05/14	Watering
215483	19383	12/01/14	oakridge	horizon	2200	360.83		107963	12/05/14	
						4,209.14	0.00			
6530 Maint. Mgmt. Fee										
213593	notes-2135	01/01/14	oakridge	office		350.00		107154	01/06/14	Oakridge Maintenance Mngmt. F
213761	notes-2137	02/01/14	oakridge	office		350.00		107205	02/03/14	Oakridge Maintenance Mngmt. F
213968	notes-2139	03/01/14	oakridge	office		350.00		107274	03/03/14	Oakridge Maintenance Mngmt. F
214176	notes-2141	04/01/14	oakridge	office		350.00		107349	04/03/14	Oakridge Maintenance Mngmt. F
214324	notes-2143	05/01/14	oakridge	office		350.00		107425	05/01/14	Oakridge Maintenance Mngmt. F
214501	notes-2145	06/01/14	oakridge	office		350.00		107529	06/03/14	Oakridge Maintenance Mngmt. F
214653	notes-2146	07/01/14	oakridge	office		350.00		107586	07/01/14	Oakridge Maintenance Mngmt. F
214805	notes-2148	08/01/14	oakridge	office		350.00		107648	08/06/14	Oakridge Maintenance Mngmt. F
214956	notes-2149	09/01/14	oakridge	office		350.00		107724	09/02/14	Oakridge Maintenance Mngmt. F
215136	notes-2151	10/01/14	oakridge	office		350.00		107811	10/02/14	Oakridge Maintenance Mngmt. F
215324	notes-2153	11/01/14	oakridge	office		350.00		107881	11/04/14	Oakridge Maintenance Mngmt. F
215470	notes-2154	12/01/14	oakridge	office		350.00		107943	12/03/14	Oakridge Maintenance Mngmt. F
						4,200.00	0.00			
6690 Painting										
215274	1351	10/23/14	oakridge	tlcmaint	2200	65.00		107868	10/28/14	OR GRAFFITI REMOVAL N/E B
						65.00	0.00			
6691 Parking Lot Repair										
214033	21423	02/12/14	oakridge	tfry	2200	181.19		107284	03/06/14	Installed vehicle stops in parking
						181.19	0.00			
6695 Pest Control										
213614	11310	01/01/14	oakridge	lonestar	2200	64.95		107159	01/06/14	MOnthly exterior Pest control (o
213818	14426	01/31/14	oakridge	lonestar	2200	64.95		107221	02/06/14	Monthly Pest Control service
214000	11537	02/25/14	oakridge	lonestar	2200	64.95		107293	03/06/14	Monthly exterior Service
214159	11644	04/02/14	oakridge	lonestar	2200	64.95		107362	04/07/14	Oakridge/Pest Control/11644/BC
214316	C-3143511	05/01/14	oakridge	orkin	2200	230.78		107438	05/06/14	
214363	11754	04/30/14	oakridge	lonestar	2200	64.95		107436	05/06/14	
214514	11866	05/31/14	oakridge	lonestar	2200	64.95		107541	06/05/14	Monthly exterior service -roache
214687	11985	06/24/14	oakridge	lonestar	2200	64.95		107601	07/07/14	Monthly exterior service (pest co
214830	12124	07/31/14	oakridge	lonestar	2200	64.95		107661	08/07/14	
214973	12280	08/31/14	oakridge	lonestar	2200	64.95		107747	09/08/14	
215160	12421	09/30/14	oakridge	lonestar	2200	64.95		107818	10/06/14	Monthly exterior pest service Oa
215322	12562	10/23/14	oakridge	lonestar	2200	64.95		107899	11/05/14	
215452	12692	11/30/14	oakridge	lonestar	2200	64.95		107966	12/05/14	Monthly Pest Control
						1,010.18	0.00			
6696 Animal/Bat Removal										
213937	3854	02/20/14	oakridge	animalsa	2200	518.11		107257	02/20/14	Screen holes on west wall of cor
						518.11	0.00			
6700 Plumbing Expense										
213812	9285	01/16/14	oakridge	holman1	2200	175.00		107219	02/06/14	2101 #6 Entire building backing

Expense Distribution
oakridge - Oakridge HOA
Invoice Date: 01/2014 - 12/2014
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Ctrl#	Invoice Number	Invoice Date	Property	Payee	Payable Account	Amount	Unpaid Amount	Check Number	Check Date	Description
213951	9541	02/26/14	oakridge	holman1	2200	228.75		107286	03/06/14	Oak Ridge/Water Riser Repair/9
						403.75	0.00			
6705 Professional Fees										
214114	176506	03/20/14	oakridge	thomp	2200	195.00		107335	03/27/14	Oakridge/Income Tax/176506/B
214402	51020001	05/06/14	oakridge	secretar	2200	6.00		107455	05/06/14	Non Profit Corporation filing (Oa
						201.00	0.00			
6750 Roofing Expense										
213851	20520142	02/05/14	oakridge	santini	2200	85.00		107225	02/06/14	Prevent water from puring onto a
213890	467770	07/11/13	oakridge	santini	2200	45.00		107237	02/06/14	Removed and reinstalled flashin
214414	51220144	05/12/14	oakridge	santini	2200	135.00		107463	05/13/14	Bob called in roof damage on U
214880	1303	08/07/14	oakridge	tlcmaint	2200	395.00		107690	08/16/14	
						660.00	0.00			
6753 Sign Expense										
215223	P32940570	10/03/14	oakridge	peach	2200	21.45		107877	11/03/14	PARKING VIOLATION BOOK F
						21.45	0.00			
6755 Tax Expense										
214318	74-2137908	04/29/14	oakridge	irs	2200	11.16		107418	04/30/14	CP 161 notice, Oakridge HOA
						11.16	0.00			
6810 Utilities										
213670	2062744	12/27/13	oakridge	btu	2200	963.42		107169	01/08/14	Utilities for Oakridge HOA
213671	2062752	12/27/13	oakridge	btu	2200	25.29		107169	01/08/14	Utilities for Oakridge
213682	2062749	12/27/13	oakridge	btu	2200	22.06		107169	01/08/14	Utilities for Oakridge
213847	2062744	01/29/14	oakridge	btu	2200	647.62		107215	02/06/14	Utilities
213848	2062752	01/29/14	oakridge	btu	2200	24.40		107215	02/06/14	Utilities
214059	2062749	02/27/14	oakridge	btu	2200	21.27		107303	03/11/14	
214060	2062744	02/26/14	oakridge	btu	2200	619.81		107303	03/11/14	
214061	2062752	02/26/14	oakridge	btu	2200	25.20		107303	03/11/14	
214222	2062749	04/07/14	oakridge	btu	2200	20.99		107357	04/07/14	Oakridge/Utilities/2062749/BC
214223	2062744	04/07/14	oakridge	btu	2200	654.42		107357	04/07/14	Oakridge/Utilities/2062744/BC
214224	2062752	04/07/14	oakridge	btu	2200	24.96		107357	04/07/14	Oakridge/Utilities/2062752/BC
214373	2062749	04/28/14	oakridge	btu	2200	21.09		107431	05/06/14	
214374	2062744	04/28/14	oakridge	btu	2200	741.56		107431	05/06/14	
214375	2062752	04/25/14	oakridge	btu	2200	24.96		107431	05/06/14	
214570	2062749	05/28/14	oakridge	btu	2200	20.36		107536	06/05/14	
214571	2062744	05/28/14	oakridge	btu	2200	799.65		107536	06/05/14	
214572	2062752	05/28/14	oakridge	btu	2200	23.84		107536	06/05/14	
214715	2062744	06/26/14	oakridge	btu	2200	809.54		107613	07/07/14	Utility Bill
214716	2062752	06/26/14	oakridge	btu	2200	23.22		107613	07/07/14	utility bill
214717	2062749	06/26/14	oakridge	btu	2200	19.87		107613	07/07/14	utility bill
214865	2062749	07/29/14	oakridge	btu	2200	20.59		107679	08/11/14	
214866	2062744	07/29/14	oakridge	btu	2200	782.96		107679	08/11/14	
214867	2062752	07/29/14	oakridge	btu	2200	24.47		107679	08/11/14	
214998	2062744	08/27/14	oakridge	btu	2200	568.52		107734	09/08/14	Oakridge HOA utilities
214999	2062752	08/27/14	oakridge	btu	2200	23.51		107734	09/08/14	Utilities
215001	2062749	08/27/14	oakridge	btu	2200	20.33		107734	09/08/14	Utilities
215172	2062749	09/28/14	oakridge	btu	2200	21.15		107815	10/06/14	
215204	2062744	09/28/14	oakridge	btu	2200	603.74		107825	10/06/14	
215205	2062752	09/28/14	oakridge	btu	2200	25.51		107825	10/06/14	
215365	2062744	10/28/14	oakridge	btu	2200	665.41		107895	11/05/14	
215366	2062752	10/28/14	oakridge	btu	2200	27.00		107895	11/05/14	
215367	2062749	10/28/14	oakridge	btu	2200	22.85		107895	11/05/14	
215495	2062749	11/26/14	oakridge	btu	2200	23.32		107959	12/05/14	
215496	2062744	11/25/14	oakridge	btu	2200	542.69		107959	12/05/14	
215497	2062752	11/26/14	oakridge	btu	2200	27.66		107959	12/05/14	
						8,933.24	0.00			
						37,235.49	0.00			



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

Last statement: November 30, 2014
This statement: December 31, 2014
Total days in statement period: 31

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

Direct inquiries to:
877 734-2265

State Farm Bank
PO Box 2316
Bloomington IL 61702-2316

Non Profit Money Market

Account number	1017493942	Beginning balance	\$31,506.24
Low balance	\$31,506.24	Total additions	263.46
Average balance	\$31,699.79	Total subtractions	5.00
Avg collected balance	\$31,691	Ending balance	\$31,764.70
Interest paid year to date	\$151.35		

INTEREST RATES

Effective dates	Interest Rate
11-30-14	0.500%

DEBITS

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

CREDITS

Date	Description	Additions
12-08	Mail Deposit	250.00
12-31	Interest	13.46

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
11-30	31,506.24	12-08	31,756.24	12-31	31,764.70

INTEREST INFORMATION

Annual percentage yield earned	0.50%
Interest-bearing days	31
Average balance for APY	\$31,699.79
Interest earned	\$13.46

31723

