



Beal Properties  
903 S. Texas Avenue  
College Station, TX 77840  
(979)764-2500 www.bealbcs.com

**Old Oaks HOA Board Meeting**  
**March 24<sup>th</sup>, 2021 @ 6:00 pm**  
**Agenda**

**Call to Order & Roll Call**

**Financial Report**

- 2020 1<sup>st</sup> Quarter Financial Report

**Management Reports**

- Maintenance Report
- Review Bids submitted
- Delinquency Status
- Violations Report

**Unfinished Business**

- Financial Concerns:
  - Insurance
  - Utility
  - Tax returns and penalties paid
- Pipe, Erosion issues, French Drains.
  - Pipe Entering from Briar Oaks property.
  - Erosion issues:
  - French Drains
- Maintenance work
  - Power Washing
  - Bids for ramps
  - Bid for re-work of the front of #21

**New Business**

- Financial Concerns
  - Budget for 2021
  - Accountant Fees
  - Review Landscape Maintenance Budget (Fertilizer, Tree Trimming, Poop bags/station)
  - Review costs from cold event
- Loan Concerns
- Maintenance

**Next meeting \_\_\_\_\_ **2021 @** \_\_\_\_\_ **pm****

**Adjourn**

Old Oaks Condominium Owners Association  
Notes of Meeting on October 29, 2020  
Held at Beal and over Zoom.

Attended by: K. Quattlebaum, H. Menn, M. Solom, K. Shudell and Toni Myers

Financial Report: Cash flow review for June 1, 2020 through September 30, 2020. One Delinquency.

Old Business:

1. Pipe – entering our property from Briar Oaks neighbor – will send a letter to neighbor.
2. Remove foliage in hole behind unit #1 and #2, so it can be inspected leveled and then filled.
3. Drainage Culvert repair requested. Add more clay/rocks behind logs installed by Lawn Stars.
4. Additional bids for French Drains requested. 1<sup>st</sup> bid for \$1,400 submitted by Lawn Stars.
5. Gutter bill of \$1,900 accepted for gutters with leaf guard and 4/5 inch down spouts.
6. Current fixed Loan interest rate is 4.75% until 2022, then will be ARM. Will consider refinancing to a fixed rate in 2022.
7. Constant Current paid \$360.41 for work on conduit outside of building 29-32.
8. Parking Stops to be placed by units #20/23 to keep cars off of the grass.
9. Insurance adjustment for Hail Storm declined.
10. Lawn Stars asked to clear debris next to #17 & Briar Oaks fence. Ridding lawn mower now used behind units #20/21 for faster, better mowing. Pipe clean of debris between #7 and #18.
11. Email to board members (with picture) will confirm which tree to be removed. Current bid from Lawn Stars for tree removal \$350.
12. Owners of #27, 28, 31, 32, to be asked via letter as to their opinion of removing shrubs near their unit, to make yard work easier. Lawn Stars bid of \$600 received.
13. Super Siding finished work on unit #7, declined work on porch roof of #25. Hole in Hardie Plank on unit #27 was closed. Solicit bids to fix porch roof on #25.
14. Owner of # 21 will be informed of the need to cut back decks.
15. Owner of unit #30 requested additional time for repairs. Agreed. Will monitor progress.
16. Removal of boardwalk between #20 and #23 has been completed for free by Thomas Haddick.

New Business

1. Lump sum payment of Insurance bill is authorized to eliminate monthly interest payment.
2. Access to yard near unit #21 will be reopened. Porch on unit #21 will be restored in process.
3. Bids requested for Ramp next to unit #10. Substructure and superstructure to be replaced. Bids to include cost of materials. We are hoping we will be able to afford new composite material.
4. Power washing of Boardwalks will commence on 11-7, with a rented medium pressure washer. Owners of unit #20 and #25 have volunteered to do the work in an effort to save costs.
5. \$300 limit was established for Beal Property Management, with-out board approval.
6. IRS filing date is April 15. Beal will refund \$6.28 in penalty and \$5.38 interest from December 2019 filing. Investigate if board can fill out IRS return in the future to save on accounting bill.
7. Hole in ground next to BTU poll (near #10 and parking lot) will be filled after bid approved.
8. Yard Stars – will be removing leaves behind units 20-28 as needed, per agreement.
9. Monitor BTU Water bill. It showed an increase of 42,000 gallons in August 2020.
10. Some back decks and stairs are in need of repair. These are the responsibility of unit owners.
11. Remind owners, at the annual meeting, some are eligible for homestead property tax exemption.

## Cash Flow

### Beal Properties

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

Date Range: 01/01/2021 to 03/24/2021

Accounting Basis: Cash

Level of Detail: Detail View

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	19,828.10	100.00	19,828.10	100.00
<b>Total Operating Income</b>	<b>19,828.10</b>	<b>100.00</b>	<b>19,828.10</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	1,506.95	7.60	1,506.95	7.60
Transfer to Reserves	2,064.00	10.41	2,064.00	10.41
Lawn/Property Maintenance	1,948.51	9.83	1,948.51	9.83
Management Fee	1,350.00	6.81	1,350.00	6.81
Mortgage/Note Payment	5,403.48	27.25	5,403.48	27.25
Pest Control	357.24	1.80	357.24	1.80
Trash Pick-up	30.00	0.15	30.00	0.15
Utilities	3,012.52	15.19	3,012.52	15.19
<b>Total Operating Expense</b>	<b>15,672.70</b>	<b>79.04</b>	<b>15,672.70</b>	<b>79.04</b>
<b>NOI - Net Operating Income</b>	<b>4,155.40</b>	<b>20.96</b>	<b>4,155.40</b>	<b>20.96</b>
Total Income	19,828.10	100.00	19,828.10	100.00
Total Expense	15,672.70	79.04	15,672.70	79.04
<b>Net Income</b>	<b>4,155.40</b>	<b>20.96</b>	<b>4,155.40</b>	<b>20.96</b>
<b>Other Items</b>				
Prepayments	-1,610.00		-1,610.00	
<b>Net Other Items</b>	<b>-1,610.00</b>		<b>-1,610.00</b>	
<b>Cash Flow</b>	<b>2,545.40</b>		<b>2,545.40</b>	
Beginning Cash	10,628.91		10,628.91	
Beginning Cash + Cash Flow	13,174.31		13,174.31	
Actual Ending Cash	13,174.31		13,174.31	

## Expense Distribution

Exported On: 03/24/2021 03:33 PM

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

Payees: All

Bill Date Range: 01/01/2021 to 03/24/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>4606 - Certified Letter Charge</b>							
	01/11/2021		Beal Properties	6.90	124277	02/08/2021	Certified Letter Charge for 01/2021
<b>6455 - General Maintenance</b>							
10478	01/07/2021		The Clean Up Crew	87.00	124182	01/07/2021	replaced attached boards on walk way
9186730152	01/08/2021		HD Supply Facilities Maintenance	42.71	124196	01/13/2021	Doggie Bags
10281	01/25/2021	26	The Clean Up Crew	50.00	124228	01/25/2021	
10421	01/25/2021	31	The Clean Up Crew	67.00	124228	01/25/2021	
10446	01/25/2021	26	The Clean Up Crew	157.00	124228	01/25/2021	
10426	02/04/2021		The Clean Up Crew	180.00	124274	02/08/2021	
10574	02/04/2021		The Clean Up Crew	80.00	124274	02/08/2021	
Lowes 859912977	02/18/2021		Beal Properties	195.24	124291	02/18/2021	Purchased winterizing products for Old Oaks (CC)
10583	02/19/2021		The Clean Up Crew	383.00	124295	02/19/2021	Replaced rotten steps on walkways through out the complex.
10613	03/01/2021	25	The Clean Up Crew	215.00	124345	03/08/2021	
12723	03/08/2021		T. Fry Make Ready	50.00	124349	03/09/2021	cut hole in walkway to allow access to water shut off valve
				1,506.95			
<b>6471 - Transfer to Reserves</b>							
	01/01/2021		Old Oaks	688.00	124156	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Old Oaks	688.00	124240	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Old Oaks	688.00	124307	03/02/2021	March 2021 - Transfer to Reserves
				2,064.00			
<b>6475 - Lawn/Property Maintenance</b>							
Oldoaks14	01/07/2021		Lawn Stars	920.13	124178	01/07/2021	Monthly Lawn Maintenance
Oldoaks15	02/08/2021		Lawn Stars	514.19	124284	02/08/2021	
oldoaks16	03/08/2021		Lawn Stars	514.19	124340	03/08/2021	Feb lawn care
				1,948.51			
<b>6540 - Management Fee</b>							
	01/03/2021		Beal Properties	450.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	450.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	450.00	124302	03/01/2021	Management Fee for 03/2021
				1,350.00			
<b>6560 - Mortgage/Note Payment</b>							
	01/01/2021		Prosperity Bank.	1,801.16	124150	01/03/2021	January 2021 - Siding Renovation Loan
	02/01/2021		Prosperity Bank.	1,801.16	124234	02/01/2021	February 2021 - Siding Renovation Loan
	03/01/2021		Prosperity Bank.	1,801.16	124315	03/02/2021	March 2021 - Siding Renovation Loan
				5,403.48			
<b>6695 - Pest Control</b>							
22868	01/07/2021		Joe Loudat DBA/	119.08	124177	01/07/2021	Monthly Pest Control
23023	02/04/2021		Joe Loudat DBA/	119.08	124271	02/08/2021	
23159	03/01/2021		Joe Loudat DBA/	119.08	124339	03/08/2021	
				357.24			
<b>6700 - Plumbing Expense</b>							
3220	03/18/2021		Twin City Plumbing LLC	180.00			
<b>6760 - Tenant-Reimbursable Expense</b>							
WG29390516	03/18/2021		Kathleen Shudell	7.37			
WG29388623	03/18/2021		Kathleen Shudell	25.50			foam pipe insulation, duct tape, faucet cover
				32.87			
<b>6776 - Trash Pick-up</b>							
2112	02/04/2021		Robert Walker	30.00	124273	02/08/2021	
<b>6810 - Utilities</b>							
2062501	01/04/2021		Bryan Texas Utilities	26.98	124168	01/07/2021	
2325148	01/04/2021		Bryan Texas Utilities	959.64	124168	01/07/2021	
2062501	01/13/2021		Bryan Texas Utilities	25.84	124197	01/13/2021	utilities lost check #124082
2325148	01/13/2021		Bryan Texas Utilities	1,089.42	124197	01/13/2021	utilities lost check #124082
2062501	02/04/2021		Bryan Texas Utilities	1.05	124265	02/08/2021	
2325148	02/08/2021		Bryan Texas Utilities	0.00			
2062501	03/01/2021		Bryan Texas Utilities	27.19	124318	03/02/2021	
2325148	03/01/2021		Bryan Texas Utilities	882.40	124318	03/02/2021	
				3,012.52			
<b>Total</b>				<b>15,872.47</b>			

**HOA Delinquency as of**

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

**As of:** 03/24/2021

**Delinquency Note Range:** All Time

**Tenant Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 100.00

Unit	Name	Amount Receivable
<hr/>		
Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802		
		1,798.52
		436.90
		2,235.42
<b>Total</b>		2,235.42

## Work Order

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

**Units:** 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32

**Tenants:** All

**Vendors:** All

**Assigned User:** All

**Priority:** All

**Current Work Order Status:** New, Estimate Requested, Estimated, Assigned, Scheduled, Waiting, Work Completed, Completed, Canceled, and Completed No Need To Bill

**Work Order Type:** Internal, Resident Requested, and Unit Turn

**Status Date:** Created On 01/01/2021 - 03/24/2021

Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Created At	Completed On	Invoice
<b>Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802</b>								
85198-1	The workers that are coming tomorrow, I would ask them to install the hose bib protectors on #21 and #14. (I have already purchased them.) They will need to remove the hoses still attached.	Get with Kathleen to get the pipe warmers	Completed	The Clean Up Crew	25	02/12/2021	03/01/2021	
	<p>I also propose that the workers coming tomorrow install 5 electric pipe warmers and insulating foam on the following units:            #1/#2 (located on the boardwalk and has electricity. Needs new foam to be installed.) *Need to check that the electricity to this outlet is on.            #5/#6 (located on the boardwalk and has electricity. Needs new foam to be installed.)            *Need to check that the electricity to this outlet is on.            #7/#8 (located on the boardwalk and has electricity. It already has new foam and if carefully removed it can be reapplied.)            #15/16/17 (located between the back decks of 16/17 and has electricity in the wall of 16) *Double check that this outlet has power too.            #29/30/31/32 (located near door #29 and it has a nearby electrical outlet. Needs new foam to be installed.) *Need to check that the electricity to this outlet is on.</p> <p>I propose the workers install new foam on unit #3/#4. There is a hole in the deck and it will be easy to send the foam all the way to the ground and insulate the whole pipe.</p>							
84700-1	BID: Remove board blocking stairs down to common area by unit 21. Also need to modify unit #21 to look the same as surrounding units.		Estimate Requested		21	01/13/2021		
85633-1	Base of gutter is starting to erode. We just put rocks there to prevent it from happening. Owner wants to know if we can put a splash guard on there to prevent erosion.		Assigned	The Clean Up Crew	01	03/02/2021		
85676-1	need to see where the water is coming from all along the front of unit by walk way and by back porch.		Assigned	Twin City Plumbing LLC	11	03/04/2021		

## Work Order

Work Order Number	Job Description	Instructions	Status	Vendor	Unit	Created At	Completed On	Invoice
85810-1	The water pressure is really low.		Completed		16	03/12/2021	03/12/2021	
85899-1	** This work is on hold until we have other work** Needs a hole repaired where knot fell out on porch and one board on porch. area.		Waiting		31	03/18/2021		

Total



Ag Town Property Maintenance  
 540 Graham Rd  
 College Station, TX 77845  
 (979) 571-5539  
 agtownpropertymaintenance@gmail.com

**ADDRESS**

Stacie Cone  
 Beal Properties Inc.  
 903 Texas Ave South  
 College Station, Tx 77840

Estimate 1453

DATE 12/07/2020

ACTIVITY	QTY	RATE	AMOUNT
<b>Framing</b> Remove and replace wooden ramp outside of unit 10. Current ramp is approximately 30' long and 4' wide with handrails on both sides. All old debris will be hauled off. New deck will be constructed with severe weather lumber, exterior rated deck screws, and timberlock screws for the 4x4 posts. New deck will match as close as possible to what is currently there. This includes the structure for the ramp. The new ramp will not use any old or existing materials.  Does not include any deck, porch or other wood structure that currently touches, abuts or joins the ramp. If any of those have to be removed for the construction of the new ramp and or are already damaged and can not be removed from the ramp without being destroyed, the price will be estimated at that time to include those items.	1	3,250.00	3,250.00

3923 Old Oaks near unit 10 and 18

**TOTAL \$3,250.00**

Accepted By

Accepted Date





Ag Town Property Maintenance  
 540 Graham Rd  
 College Station, TX 77845  
 (979) 571-5539  
 agtownpropertymaintenance@gmail.com

**ADDRESS**

Stacie Cone  
 Beal Properties Inc.  
 903 Texas Ave South  
 College Station, Tx 77840

Estimate 1453

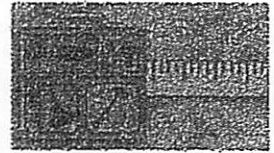
DATE 12/07/2020

**JOB:**  
 84284-1

ACTIVITY	QTY	RATE	AMOUNT
<b>Framing</b> Remove and replace wooden ramp outside of unit 10. Current ramp is approximately 30' long and 4' wide with handrails on both sides. All old debris will be hauled off. New deck will be constructed with severe weather lumber, exterior rated deck screws, and timberlock screws for the 4x4 posts. New deck will match as close as possible to what is currently there. This includes the structure for the ramp. The new ramp will not use any old or existing materials.  Does not include any deck, porch or other wood structure that currently touches, abuts or joins the ramp. If any of those have to be removed for the construction of the new ramp and or are already damaged and can not be removed from the ramp without being destroyed, the price will be estimated at that time to include those items.	1	3,250.00	3,250.00
<b>Framing</b> ****Option for Trex deck boards and handrailing. All other materials will be the same as above.****	1	5,250.00	5,250.00

3923 Old Oaks near unit 10 and 18  
 84284-1

The Clean Up Crew, LLC  
 905 Cedar Circle  
 Bryan TX 77803



Century 21  
 Stacie Conz  
 BVP Management, Inc.  
 903 S. Texas Avenue  
 College Station TX 77840

Bid # 000617  
 Bid Date December 16, 2020  
 PO # 84284-1  
**Bid Total (USD) \$1,250.00**

Item	Description	Unit Cost	Quantity	Line Total
Demolition	remove old wooden ramp and substructure between units 10 and 18	0.00	1	0.00
Construction	ramp and substructure between units 10 and 18 (13' long and 4' wide) - Trex composite deck boards	0.00	1	0.00
Construction	handrail up to the sidewalk 31'	0.00	1	0.00
Material	Trex composite decking Good: \$3131.66 Better: \$4,075.47 Best: \$4,514.00	0.00	1	0.00
Labor		800.00	1	800.00
Disposal	Remove debris and dispose at landfill	200.00	1	200.00
Mobilization Fee	set up equipment (dump trailer)	250.00	1	250.00
	Warranties: Trex composite products - 10 year limited for commercial use (per manufacturer) Workmanship - 1 year	0.00	0	0.00
<b>Bid Total (USD)</b>				<b>\$1,250.00</b>

**Terms**

Bid valid for 30 days. Total subject to change due to increases in material costs and requested change orders.

Change orders requested after acceptance of bid will incur a 5% administrative fee and will result in additional time to complete project.

**Notes**

Service Address:  
 Old Oaks Condominiums  
 3823 Old Oaks  
 Bryan, TX 77802



**COLLEGE STATION FENCING**

Estimate Num

410

Date

Mar 24, 2021

Bryan Ramirez  
(979) 204-6898  
<https://www.collegestationfencing.com>  
collegestationfencing@gmail.com

For Amanda Walkovlak  
Old Oaks Condos 3923 Old Oaks Bryan, TX 77802

DESCRIPTION	QUANTITY	RATE	AMOUNT
Replacing and rebuild wooden ramp and substructure between units #10 & #18	1	\$2,600.00	\$2,600.00
2x6 runners			
2x4s			
4x4 post			
Screws			
50% of total is required upon scheduling of job, and the remaining 50% when job is completed.			
		Subtotal	\$2,600.00
		Tax (8.25%)	\$214.50
		Total	\$2,814.50
3 year structural integrity warranty!!		<b>BALANCE DUE</b>	<b>\$2,814.50</b>

Thank you for your business.

Excel Landscaping & Lawn Maintenance  
 PO Box 5534  
 Bryan Tx, 77805

# Estimate

Date	Estimate #
12/15/2020	244

Name / Address
Old Oaks Condos 3923 Old Oaks Bryan, Tx 77802

Project

Description	Qty	Rate	Total
- Connecting of PVC Fittings to down spouts and running PVC Solid pipe underground to drain out into creek at Units #2,4,6,8,10.  Work Order#84249-1		3,628.00	3,628.00T

Tax has been included.	<b>Subtotal</b>	\$3,628.00
It's been a pleasure working with you!	<b>Sales Tax (8.25%)</b>	\$299.31
	<b>Total</b>	\$3,927.31



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Old Oaks Bids – Carl Weedon / Lawn Stars

French Drains

(5) gutter downspouts connected to black flex pipe, trench 1 foot deep and lead out to creek

= \$1,400 plus tax

Remove Shrubs/Trees

4 shrubs, 6 bigger shrub / trees

= \$600

Additional Tree (photo)

= \$350

Beal Properties  
903 S. Texas Avenue College Station, TX 77840  
(979)764-2500 www.bealbcs.com

**TGC Landscapes, LLC**

PO Box 6567  
Bryan, TX 77805 US  
info@thegroundcrewtx.com  
www.thegroundcrewtx.com



Estimate

ADDRESS  
Old Oaks Condos  
3923 Old Oaks  
Bryan, Texas 77802 US

SHIP TO  
Old Oaks Condos  
3923 Old Oaks  
Bryan, Texas 77802 US

ESTIMATE EST2213854  
DATE 12/07/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Black Flex Pipe Drainage	Black Flex Pipe Drainage - Trench 1 foot deep	206	23.43	4,826.58T
	Drainage--Gutter Tie In	Gutter Tie in	25	50.00	1,250.00T

Unit 2, 4, 6, 8, & 10  
(5) Gutter downspouts connected to black flex pipe trench 1 foot deep and lead out to creek.

SUBTOTAL	6,076.58
TAX	501.32
<b>TOTAL</b>	<b>\$6,577.90</b>

Accepted By

Accepted Date

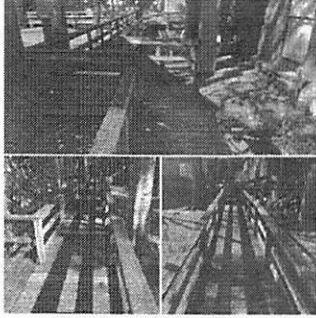
**CHAD'S MOBILE WASH**

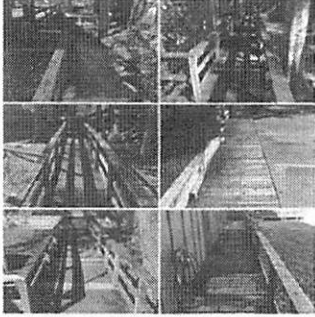


**QUOTE**

Chad's Mobile Wash  
 Chad Lawrence  
 (979) 777-5725  
 Chadsmobilewashbcs@gmail.com  
 3752 Essen Loop  
 College Station, TX  
 77845

**Attention:** Beal Properties  
**Phone:** (979) 764-2500  
**Date:** 12/4/2020  
**Location:** 3923 Old Oaks, Bryan, TX.  
**Project Description:** (1) Pressure Wash/Clean wooden walkways and railing (units 17-22 only). (2) Pressure Wash/Clean wooden walkways and railing (units 17-22, 1-3, 12-13, 18, 27, 29-32). Work Order #84257-1.  
**Terms & Conditions:** N/A

Description	Amount/Unit	Price (Per Foot)	Cost
(1) Pressure Wash/Clean: -Wooden Walkways & Railing 	Units 17-22 Only	N/A	\$ 400
Subtotal			\$ 400
Total			\$ 400

Description	Amount/Unit	Price (Per Foot)	Cost
(2) Pressure Wash/Clean: -Wooden Walkways & Railing	Units 17-22, 1-3, 12-13, 18, 27, 29-32	N/A	\$ 800
			
		Subtotal	\$ 800
		Total	\$ 800

Thank you for your time and the opportunity. It has been a pleasure to work with you on this project. Feel free to call, text, or email me for any questions or concerns you may have.

Thanks,

-Chad's Mobile Wash

-Chad Lawrence (Owner)





# BEAL Properties

903 S. Texas Avenue • College Station, TX 77840  
(979)764-2500 • www.bealbcshoa.com

----- Estimate -----

540 Graham Rd  
College Station, TX 77845 US  
9795965005

Estimate #: 1044  
Date: 12/08/2020  
Exp. Date: \$1,353.13

-----  
Address:

Beal Properties Inc  
903 Texas Ave South  
College Station, Tx 77840

Date	Activity	Description	Qty	Rate	Amount
12/08/2020	Power Wash	Power wash wooden walkways at 22 back to 14 & 17 ***Some of the wood may be rotten and further damaged by power washing. No repairs included in this bid***	1	1,250.00	1,250.00T

SubTotal:	\$1,250.00
Tax:	\$103.13
-----	
Total:	\$1,353.13

3923 Old Oaks  
work order 84257-1

Beal Properties  
903 S. Texas Avenue • College Station, TX 77840  
(979)764-2500 • www.bealbcshoa.com

Capital Construction Services  
540 Graham Rd  
College Station, TX 77845  
ccsofficemgr@gmail.com  
www.capitalconstructionbcstx.com



**CAPITAL**  
CONSTRUCTION SERVICES

## Estimate

**ADDRESS**  
Beal Properties Inc.

**ESTIMATE #** 1267  
**DATE** 03/19/2021

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**MEMO/DRAW/JOB**  
Old Oaks Unit 21

ACTIVITY	QTY	RATE	AMOUNT
Decks Remove existing stairs from back porch to ground and install new set of stairs	1	895.00	895.00
<b>TOTAL</b>			<b>\$895.00</b>

Accepted By

Accepted Date



The Clean Up Crew, LLC  
 (979) 229-4550  
 905 Cedar Circle  
 Bryan, Texas  
 77803  
 United States

Billed To  
 Toni Myers  
 Beal Properties  
 BVP Management, Inc.  
 903 S. Texas Avenue  
 College Station, Texas  
 77840  
 United States

Estimate Date  
 01/13/2021

Estimate Number  
 000630

Reference  
 84700-1

Texas

Description	Rate	Qty	Line Total
Repair remove board blocking stairs down to common area by unit 21	\$0.00	1	\$0.00
Repair modify unit 21 to look similar to surrounding units replace broken boards install 2x6x8 runners install 2x12 x5 steps	\$0.00	1	\$0.00
Material 5- 2x6x8, 3" screws, 2- 2x12x8	\$150.00	1	\$150.00
Labor	\$260.00	1	\$260.00
		Subtotal	410.00
		Tax	0.00
		Estimate Total (USD)	\$410.00

Notes

Service Address:  
 Old Oaks Condominiums HOA  
 3923 Old Oaks  
 Bryan, TX 77802

## OLD OAKS OWNERS CONDOMINIUM ASSOCIATION

	2020 Budget	2020 Actual	2021 Budget
<b>Income</b>			
HOA Dues	82560	82431.98	82560
Late / Violations		-35	
Pre paid Dues		-530	
Insurance reimbursement		1185.62	
<b>Total Income</b>	<b>82560</b>	<b>83052.6</b>	<b>82560</b>
<b>Expenses:</b>			
Porter Service	300	135	135
Lawn Maintenance	8000	7820.76	8000 *
Insurance	16153.05	32076.2 *	19000 *18184.00 pd 2020
Office / Postage	0	0	0
Pest Control	1500	1428.96	1500
Plumbing	750	350	350
Utility	11500	12900.96	12500 *
HOA Management	5400	5400	5400 *
General Maintenance	2750	226	2500
Legal / Professional	500	660	300
Electrical	500	639.66	500
Special Projects	0	1900	0
Parking Lot	0	0	0
Property Taxes	0	2.34	2.5
Reserve Account	8256	8256	8256 *
Renovation payment	21613.92	21613.92	21613.92 *
<b>Total Expense</b>	<b>77222.97</b>	<b>93409.8</b>	<b>80057.42</b>
<b>Total Difference</b>	<b>5337.03</b>	<b>-10357.2</b>	<b>2502.58</b>
<b>Reserve Bank Balance as of 12/31/2020</b>		<b>34,344.20</b>	
<b>Balance on Renovation Loan as of 03/2021</b>		<b>189,873.37</b>	

**Old Oaks Condominium Owners**  
**Farmer's Insurance – Randy Flasowski**

Deductible	\$10,000	\$25,000
Coverage	\$2,050,000	\$2,050,000
Liability	\$1,000,000	\$1,000,000
D & O	\$1,000,000	\$1,000,000
Annual Premium	\$27,446	\$25,060
Monthly Payment	\$2295	\$2095

Please note there is no finance charge. A monthly service charge of \$6 applies.  
One month's premium is the required payment to start the policy.

Also please note that the D&O coverage is included as part of the package policy.  
It is not a separate policy.