

*Oakhaven Townhomes  
Homeowners Association, Inc.  
2021 Annual Meeting*



*Saturday December 4<sup>th</sup>, 2021  
10:00 am @  
Beal Properties & Via Zoom*



# Oakhaven

## Beal Properties Inc.

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

**Oakhaven Community Association requests your attendance at the 2021 annual HOA meeting to be held at Beal Properties Inc. at 903 S. Texas Ave, College Station, Texas, Saturday, December 4<sup>th</sup> at 10am.**

If you cannot attend and you would like to have your vote counted, sign the attached proxy, and return by 5:30 pm on December 3<sup>rd</sup>, 2021, or by giving the Proxy to someone attending in person. You can mail the completed proxy (below) to Beal Properties Inc., 903 Texas Ave. South, College Station, Texas 77840, Attn: HOA Department or email it to [hoa@bealbcs.com](mailto:hoa@bealbcs.com).

### Agenda

1. Roll Call
  2. Proof of meeting announcement
  3. Determination of quorum
  4. Review & approval of minutes of 2020 Annual Meeting
  5. Financial report for 2021 ytd.
  6. Old Business
  7. New Business
  8. Adjournment
- 

### 2021 Annual Meeting Proxy Statement

Know All by these Present: That I: \_\_\_\_\_

Do hereby appoint \_\_\_\_\_  
Or (Circle one)

Josephine Schroeter

Richard Clark

Patricia Iuen

Blake Reeves

Homer Tolson

As agent for me, and in my name and stead to vote as my Proxy at the 2021 Annual Meeting of the Oak haven Community 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 December 10<sup>th</sup>, 2021, 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 Beal Properties no later than 5:30pm December 3<sup>rd</sup>, 2021, or brought in Person to the Annual Meeting***

## Cash Flow

### Beal Properties

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Date Range: 01/01/2021 to 11/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

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>				
Late Fees\NSF Rent	35.00	0.05	35.00	0.05
Homeowners Association Dues	65,610.02	99.95	65,610.02	99.95
<b>Total Operating Income</b>	<b>65,645.02</b>	<b>100.00</b>	<b>65,645.02</b>	<b>100.00</b>
<b>Expense</b>				
General Maintenance	497.21	0.76	497.21	0.76
Insurance	19,478.35	29.67	19,478.35	29.67
Transfer to Reserves	6,479.00	9.87	6,479.00	9.87
Legal Fees	1,200.00	1.83	1,200.00	1.83
Lawn/Property Maintenance	7,717.59	11.76	7,717.59	11.76
Special Projects	5,164.19	7.87	5,164.19	7.87
Management Fee	4,092.00	6.23	4,092.00	6.23
Mortgage/Note Payment	22,766.48	34.68	22,766.48	34.68
Pest Control	1,071.73	1.63	1,071.73	1.63
Plumbing Expense	495.00	0.75	495.00	0.75
Porter Service	200.00	0.30	200.00	0.30
Professional Fees	350.00	0.53	350.00	0.53
Property Taxes	5.82	0.01	5.82	0.01
<b>Total Operating Expense</b>	<b>69,517.37</b>	<b>105.90</b>	<b>69,517.37</b>	<b>105.90</b>
<b>NOI - Net Operating Income</b>	<b>-3,872.35</b>	<b>-5.90</b>	<b>-3,872.35</b>	<b>-5.90</b>
Total Income	65,645.02	100.00	65,645.02	100.00
Total Expense	69,517.37	105.90	69,517.37	105.90
<b>Net Income</b>	<b>-3,872.35</b>	<b>-5.90</b>	<b>-3,872.35</b>	<b>-5.90</b>
<b>Other Items</b>				
Prepayments	1,039.99		1,039.99	
<b>Net Other Items</b>	<b>1,039.99</b>		<b>1,039.99</b>	
<b>Cash Flow</b>	<b>-2,832.36</b>		<b>-2,832.36</b>	
Beginning Cash	-3,317.18		-3,317.18	
Beginning Cash + Cash Flow	-6,149.54		-6,149.54	
Actual Ending Cash	-6,149.54		-6,149.54	



# Expense Distribution

Exported On: 12/04/2021 09:24 AM

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2021 to 11/30/2021

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
<b>2270 - Clearing-Tenant Deposits</b>							
	08/17/2021	2811	Simon Rousseau	190.00	124680	08/17/2021	Simon Rousseau, Oakhaven Townhomes - 2811: Move Out Refund
<b>6455 - General Maintenance</b>							
10573	02/04/2021		The Clean Up Crew	50.00	124275	02/08/2021	
41909	03/08/2021		AAA Overhead Door Co.	191.61	124399	04/07/2021	caulk storm collar and shase step flashing on back side of chase
10697	04/22/2021		The Clean Up Crew	75.60	124438	04/22/2021	2826 - Replaced flush mount light fixture under carport.
10749	07/06/2021		The Clean Up Crew	55.00	124602	07/07/2021	2811 - inspected cause of damage to lower drywall
10839	07/27/2021		The Clean Up Crew	75.00	124628	07/27/2021	2811 - sealed exterior wall due to mositure
89011	10/08/2021	2825	Johnathan Rios	50.00	124782	10/08/2021	2825 - Inspected complex for damaged brick or siding.
				<b>497.21</b>			
<b>6470 - Insurance</b>							
1505417104-001-000	02/19/2021		The Hanover Insurance Group	658.00	124297	02/19/2021	Insurance
3626066	03/16/2021		Dexter and Company	5,933.63	124354	03/16/2021	Down Payment for 2021 Insurance
1073-2237501-2	04/06/2021		AFS/IBEX A Division of MetaBank	1,610.84	124400	04/07/2021	Monthly Insurance Premium
1073-2237501-2	05/04/2021		AFS/IBEX A Division of MetaBank	1,610.84	124465	05/07/2021	Monthly Insurance payment
1073-2237501-2	06/03/2021		AFS/IBEX A Division of MetaBank	1,610.84	124520	06/04/2021	Monthly Insurance payment
1073-2237501-2	07/05/2021		AFS/IBEX A Division of MetaBank	1,610.84	124580	07/06/2021	Monthly Insurance Premium
1073-2237501-2	08/03/2021		AFS/IBEX A Division of MetaBank	1,610.84	124649	08/06/2021	Monthly Insurance invoice
1073-2237501-2	09/08/2021		AFS/IBEX A Division of MetaBank	1,610.84	124730	09/08/2021	Insurance Premium
1073-2237501-2	10/07/2021		AFS/IBEX A Division of MetaBank	1,610.84	124783	10/08/2021	Monthly Insurance Premium
1073-2237501-2	11/04/2021		AFS/IBEX A Division of MetaBank	1,610.84	124845	11/08/2021	Monthly Insurance Premium
				<b>19,478.35</b>			
<b>6471 - Transfer to Reserves</b>							
	01/01/2021		Oakhaven HOA	589.00	124154	01/03/2021	January 2021 - Transfer to Reserves
	02/01/2021		Oakhaven HOA	589.00	124238	02/01/2021	February 2021 - Transfer to Reserves
	03/01/2021		Oakhaven HOA	589.00	124305	03/02/2021	March 2021 - Transfer to Reserves
	04/01/2021		Oakhaven HOA	589.00	124391	04/01/2021	April 2021 - Transfer to Reserves
	05/01/2021		Oakhaven HOA	589.00	124448	05/03/2021	May 2021 - Transfer to Reserves
	06/01/2021		Oakhaven HOA	589.00	124510	06/02/2021	June 2021 - Transfer to Reserves
	07/01/2021		Oakhaven HOA	589.00	124565	07/02/2021	July 2021 - Transfer to Reserves
	08/01/2021		Oakhaven HOA	589.00	124633	08/02/2021	August 2021 - Transfer to Reserves
	09/01/2021		Oakhaven HOA	589.00	124705	09/02/2021	September 2021 - Transfer to Reserves
	10/01/2021		Oakhaven HOA	589.00	124763	10/01/2021	October 2021 - Transfer to Reserves
	11/01/2021		Oakhaven HOA	589.00	124829	11/02/2021	November 2021 - Transfer to Reserves
				<b>6,479.00</b>			
<b>6473 - Legal Fees</b>							
19-1094	03/08/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124350	03/09/2021	General Matters - regarding satellite and shed
45042	07/27/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	600.00	124626	07/27/2021	Review docs on responsibility for foundation, drafted research and emailed to TMyers
45570	10/15/2021		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	124815	10/15/2021	Prepared Management Certificate, perform research regarding same
				<b>1,200.00</b>			
<b>6475 - Lawn/Property Maintenance</b>							
2874	01/07/2021		Lopez Boyz	575.00	124179	01/07/2021	Monthly Lawn Maintenance
2950	01/18/2021	2801	Lopez Boyz	70.00	124210	01/20/2021	
3014	02/04/2021		Lopez Boyz	575.00	124272	02/08/2021	
3042	03/08/2021		Lopez Boyz	180.00	124351	03/09/2021	winterize exterior hose bibs
3038	03/08/2021		Lopez Boyz	383.33	124341	03/08/2021	Feb lawn care
3170	04/06/2021		Lopez Boyz	575.00	124411	04/07/2021	March 3, 15, 25 lawn maintenance
3159	04/06/2021		Lopez Boyz	120.00	124411	04/07/2021	#2826 dirt and grass work
3265	05/07/2021		Lopez Boyz	575.00	124478	05/07/2021	Monthly lawn maintenance
3283	05/07/2021		Lopez Boyz	85.00	124478	05/07/2021	Clean up complex after hail storm
3355	06/03/2021		Lopez Boyz	575.00	124529	06/04/2021	Monthly Lawn Maintenance
15621	06/09/2021		Green Rite Lawn Spraying Service	487.13	124542	06/09/2021	Early summer application. fertilizer, insecticide, weed control
3404	07/06/2021		Lopez Boyz	550.00	124596	07/07/2021	Monthly lawn maintenance
3475	08/06/2021		Lopez Boyz	180.00	124663	08/06/2021	Installed a rock bed under window 2811, to prevent flooding.
3494	08/06/2021		Lopez Boyz	575.00	124663	08/06/2021	Monthly Lawn Maintenance
3599	09/07/2021		Lopez Boyz	575.00	124724	09/07/2021	Monthly Lawn Maintenance
3681	10/08/2021		Lopez Boyz	575.00	124779	10/08/2021	Monthly Lawn Maintenance
3799	11/08/2021		Lopez Boyz	575.00	124854	11/08/2021	Monthly Lawn Maintenance
16102	11/11/2021		Green Rite Lawn Spraying Service	487.13	124864	11/12/2021	Fall fertilizer blend, fungicide application to cure & prevent fall diseases
				<b>7,717.59</b>			
<b>6531 - Special Projects</b>							
10724	04/12/2021		The Clean Up Crew	2,300.00	124423	04/12/2021	draw for flooring replacement in 2828 due to flooding
10724	05/04/2021		The Clean Up Crew	2,864.19	124480	05/07/2021	2825- Final payment on replacement of floor from outside water source,
				<b>5,164.19</b>			



6540 - Management Fee							
	01/03/2021		Beal Properties	372.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021		Beal Properties	372.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021		Beal Properties	372.00	124302	03/01/2021	Management Fee for 03/2021
	04/01/2021		Beal Properties	372.00	124384	04/01/2021	Management Fee for 04/2021
	05/05/2021		Beal Properties	372.00	124463	05/05/2021	Management Fee for 05/2021
	06/02/2021		Beal Properties	372.00	124518	06/02/2021	Management Fee for 06/2021
	07/02/2021		Beal Properties	372.00	124578	07/02/2021	Management Fee for 07/2021
	08/02/2021		Beal Properties	372.00	124646	08/02/2021	Management Fee for 08/2021
	09/03/2021		Beal Properties	372.00	124718	09/03/2021	Management Fee for 09/2021
	10/05/2021		Beal Properties	372.00	124777	10/05/2021	Management Fee for 10/2021
	11/04/2021		Beal Properties	372.00	124842, 124842, 124844	11/04/2021, 11/04/2021, 11/04/2021	Management Fee for 11/2021
				4,092.00			
6560 - Mortgage/Note Payment							
	01/01/2021		Prosperity Bank	2,069.68	124147	01/03/2021	January 2021 - loan payment
	02/01/2021		Prosperity Bank	2,069.68	124232	02/01/2021	February 2021 - loan payment
	03/01/2021		Prosperity Bank	2,069.68	124313	03/02/2021	March 2021 - loan payment
	04/01/2021		Prosperity Bank	2,069.68	124385	04/01/2021	April 2021 - loan payment
	05/01/2021		Prosperity Bank	2,069.68	124456	05/03/2021	May 2021 - loan payment
	06/01/2021		Prosperity Bank	2,069.68	124504	06/02/2021	June 2021 - loan payment
	07/01/2021		Prosperity Bank	2,069.68	124569	07/02/2021	July 2021 - loan payment
	08/01/2021		Prosperity Bank	2,069.68	124641	08/02/2021	August 2021 - loan payment
	09/01/2021		Prosperity Bank	2,069.68	124713	09/02/2021	September 2021 - loan payment
	10/01/2021		Prosperity Bank	2,069.68	124771	10/01/2021	October 2021 - loan payment
	11/01/2021		Prosperity Bank	2,069.68	124833	11/02/2021	November 2021 - loan payment
				22,766.48			
6695 - Pest Control							
22860	01/07/2021		Joe Loudat DBA/	97.43	124177	01/07/2021	Monthly Pest Control
23015	02/04/2021		Joe Loudat DBA/	97.43	124271	02/08/2021	
23153	03/01/2021		Joe Loudat DBA/	97.43	124339	03/08/2021	
23293	04/06/2021		Joe Loudat DBA/	97.43	124409	04/07/2021	2841-2849 odd 2820-2830 even monthly exterior service
23443	05/04/2021		Joe Loudat DBA/	97.43	124475	05/07/2021	Monthly Pest Control
23576	06/03/2021		Joe Loudat DBA/	97.43	124536	06/04/2021	Monthly Pest Control
23713	07/05/2021		Joe Loudat DBA/	97.43	124582	07/06/2021	Monthly Pest Control
23899	08/05/2021		Joe Loudat DBA/	97.43	124660	08/06/2021	monthly exterior service 2801-2815 odd
24043	09/07/2021		Joe Loudat DBA/	97.43	124722	09/07/2021	Monthly Pest Control
24227	10/07/2021		Joe Loudat DBA/	97.43	124781	10/08/2021	Monthly Pest Control
24373	11/11/2021		Joe Loudat DBA/	97.43	124868	11/12/2021	Monthly Pest Control
				1,071.73			
6700 - Plumbing Expense							
2988	01/18/2021	2831	Twin City Plumbing LLC	290.00	124214	01/20/2021	
3172	03/08/2021	2827	Twin City Plumbing LLC	120.00	124347	03/08/2021	2827 - replace hose bib
3159	04/07/2021		Twin City Plumbing LLC	120.00	124414	04/07/2021	2809- turned off water at faucet.
3440	05/04/2021		Twin City Plumbing LLC	85.00	124482	05/07/2021	2811-water coming from gutter after rain.
				615.00			
6701 - Porter Service							



## HOA Delinquency as of

**Properties:** Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

**As of:** 11/30/2021

**Delinquency Note Range:** All Time

**Tenant Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 1.00

Unit	Name	Amount Receivable
<b>Oakhaven Townhomes - Oakside Dr Bryan, TX 77802</b>		
2831 - Payment Plan		460.00
2839		35.00
2843		225.00
		<b>720.00</b>
<b>Total</b>		<b>720.00</b>





# PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

10/24/2021

8479 1 AB 0.461

Account No

\*\*\*\*4013

OAKHAVEN COMMUNITY ASSOCIATION, INC.

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903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



## STATEMENT SUMMARY

TX Small Business Check Account No \*\*\*\*4013

09/23/2021	Beginning Balance			\$53,932.08
	1 Deposits/Other Credits	+		\$589.00
	0 Checks/Other Debits	-		\$0.00
10/24/2021	Ending Balance	32	Days in Statement Period	\$54,521.08
	Total Enclosures			1

## DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/04/2021	Deposit	\$589.00

## 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
09-23	\$53,932.08	10-04	\$54,521.08

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103291 : 00847901





# OAKHAVEN COMMUNITY ASSOCIATION

	2021 Budget	2021 Actual 11 months	2022 Budget
<b>Income:</b>			
HOA DUES:	70680	65610.02	70680
Late Fees - Misc income		35	
Prepaid HOA Dues		849.99	
Utilities Reimbursement			
Insurance Reimbursement			
Transfer from Reserves	5552.35		
<b>TOTAL INCOME:</b>	<b>76232.35</b>	<b>66495.01</b>	<b>70680</b>

## Expenses:

Insurance	21500	19478.35	20000
General Maintenance	1500	497.21	1000
Legal Fees	500	1200	500
Management Fees	4464	4092	5100
Lawn Maintenance	8500	7717.59	8500
Pest Control	1400	1071.73	1200
Plumbing	900	495	500
Porter Service	0	200	0
Utilities	0	0	0
Renovation Loan Payment	24836.16	22766.48	24836.16
Transfer to Reserves	7068	6479	7068
Professional/Tax	400	355.82	400
Special Projects	5164.19	5164.19	0
<b>TOTAL EXPENSES:</b>	<b>76232.35</b>	<b>69517.37</b>	<b>69104.16</b>
<b>Total Difference:</b>	<b>0</b>	<b>-3,022.36</b>	<b>1575.84</b>

## Oakhaven HOA Operating

Balance as of 11/30/2021 -6339.54

## Reserve Oakhaven HOA

Balance as of 11/30/2021 55,110.08

Renovation Loan Balance 11/30/2021 \$213,099.39

12/3/2021





**Bob Walker**  
 Real Properties  
 bobw@beatbcs.com  
 PH  
 Need a REALTOR? What About BOB?

## CMA 1 - Line

Prepared By: Bob Walker

Listings as of 12/03/21 at 1:12 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 12/03/2021 to 10/30/2020 Status is 'Under Contract' Status Contractual Search Date is 12/03/2021 to 06/06/2021 Street Name is like 'oakside'"

### Residential

#### Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bld	Apex Ht Ar	LP/SqFt	List Price	Sold Price	AvgSPS/Sqft	Sold Date	SP%LP	DOM
21004463	2845 Oakside Drive	2	2	1/1	1	Oakhaven	1981	1,272	\$102.20	\$130,000	\$135,900	\$106.84	05/16/2021	104.54	46
20010968	2849 Oakside Drive	2	2	1/-	2	Oakhaven	1981	1,013	\$138.10	\$139,900	\$137,000	\$135.24	11/09/2020	97.93	139
21009412	2811 Oakside Drive	2	2/-	1		Oakhaven	1981	1,139	\$136.08	\$155,000	\$165,000	\$144.86	08/03/2021	106.45	40

# LISTINGS:	3	Medians:	1981	1,139	\$136.08	\$139,900	\$137,000	\$135.24	104.54	46
		Minimums:	1981	1,013	\$102.20	\$130,000	\$135,900	\$106.84	97.93	40
		Maximums:	1981	1,272	\$138.10	\$155,000	\$165,000	\$144.86	106.45	139
		Averages:	1981	1,141	\$125.46	\$141,633	\$145,967	\$128.98	102.97	75

#### Under Contract Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bld	Apex Ht Ar	LP/SqFt	List Price	DOM
21013415	2821 Oakside Drive	2	2	1/-	1	Oakhaven	1981	1,013	\$132.28	\$134,000	59

# LISTINGS:	1	Medians:	1981	1,013	\$132.28	\$134,000				59
		Minimums:	1981	1,013	\$132.28	\$134,000				59
		Maximums:	1981	1,013	\$132.28	\$134,000				59
		Averages:	1981	1,013	\$132.28	\$134,000				59

### Quick Statistics ( 4 Listings Total )

	Min	Max	Average	Median
List Price	\$130,000	\$155,000	\$139,725	\$136,950
Sold Price	\$135,900	\$165,000	\$145,967	\$137,000

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.





KDREIER

# CERTIFICATE OF PROPERTY INSURANCE

 DATE (MM/DD/YYYY)  
 03/23/2021

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.

<b>PRODUCER</b> Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845	<b>CONTACT NAME:</b> Erin Richards <b>PHONE (A/C, No, Ext):</b> (979) 764-8444 <b>FAX (A/C, No):</b> (979) 694-7603 <b>E-MAIL ADDRESS:</b> erichards@dextercompany.com <b>PRODUCER CUSTOMER ID:</b> OAKHAVE-01														
<b>INSURED</b>  Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Third Coast Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B : United States Liability Insurance Group</td> <td>25895</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Third Coast Insurance Company		INSURER B : United States Liability Insurance Group	25895	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

0 0

2801-2849 Oakside Dr Bryan, TX 77802

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		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	<input checked="" type="checkbox"/> PROPERTY		STR7-033278-21	03/14/2021	03/14/2022	<input checked="" type="checkbox"/> BUILDING	\$ 3,660,900
	CAUSES OF LOSS	DEDUCTIBLES				<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC	BUILDING				<input type="checkbox"/> BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD	CONTENTS				<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL					<input type="checkbox"/> RENTAL VALUE	\$
	<input type="checkbox"/> EARTHQUAKE					<input type="checkbox"/> BLANKET BUILDING	\$
	<input checked="" type="checkbox"/> WIND	2.0000%				<input type="checkbox"/> BLANKET PERS PROP	\$
	<input type="checkbox"/> FLOOD					<input type="checkbox"/> BLANKET BLDG & PP	\$
						<input checked="" type="checkbox"/> Equipment Breakdown	\$ 250,000,000
							\$
	<input type="checkbox"/> INLAND MARINE		TYPE OF POLICY				\$
	CAUSES OF LOSS		POLICY NUMBER				\$
	<input type="checkbox"/> NAMED PERILS						\$
							\$
B	<input checked="" type="checkbox"/> CRIME		CR 1552929	03/14/2021	03/14/2022	<input checked="" type="checkbox"/> Employee Theft	\$ 25,000
	TYPE OF POLICY						\$
	Crime (Includes Burglary)						\$
							\$
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$
							\$
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Loss Payee/Mortgagee in favor of certificate holder. Replacement Cost, Wind/Hail Coverage Apply. 31 Units in Complex. Ordinance & Law Coverage: Demolition \$1,000,000 per occurrence; Increased Cost of Construction 10% of Building not to exceed \$1,000,000. Coverage applies to exterior walls only. 10 Day Notice of Cancellation due to Nonpayment; 30 day Notice of Cancellation for any other reason. Co-Insurance Not Applicable.

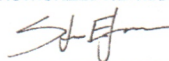
## CERTIFICATE HOLDER

## CANCELLATION

Association Certificate of Insurance

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







OAKHAVE-01

KDREIER

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/23/2021

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 have ADDITIONAL INSURED provisions or 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).

<b>PRODUCER</b> Dexter & Company of Central Texas, Inc. 4030 Highway 6 S. Ste. 310 College Station, TX 77845	<b>CONTACT NAME:</b> Erin Richards		
	<b>PHONE (A/C, No, Ext):</b> (979) 764-8444	<b>FAX (A/C, No):</b> (979) 694-7603	
	<b>E-MAIL ADDRESS:</b> erichards@dextercompany.com		
<b>INSURED</b>  Oak Haven Community Association c/o Brazos Valley Property Management 903 Texas Ave S College Station, TX 77840	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A : United States Liability Insurance Group</b>		<b>25895</b>
	<b>INSURER B :</b>		
	<b>INSURER C :</b>		
	<b>INSURER D :</b>		
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## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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 <input type="checkbox"/> OTHER:			NPP1601502	3/14/2021	3/14/2022	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
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Directors & Officers			NPP1601502	3/14/2021	3/14/2022	Per Claim	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Coverage applies to: 2801-2849 Oakside Dr Bryan, TX 77802.

Except with respect to the Limits of Insurance, Separation of Insureds applies as if each Named Insured were the only Named Insured.

10 Day Notice of Cancellation due to Nonpayment; 30 day Notice of Cancellation for any other reason.

## CERTIFICATE HOLDER

## CANCELLATION

Association Certificate of Insurance

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AUTHORIZED REPRESENTATIVE