

*Owner's Association of
Lakeridge Condominium, Inc.*



*2021 Annual Meeting
Saturday, November 6th, 2021*



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

Lakeridge Townhomes Owner’s Association requests your attendance at the 2021 Annual Unit Membership Meeting to be held Saturday, November 6th, 2021, at 10:00am at the Castlegate II Event Center, 4205 Norwich Drive, College Station Texas 77845.

If you cannot attend and would like to have your vote counted, sign the proxy below and return by 5:00 pm, November 5th, 2021, or by giving the Proxy to someone attending in person. You can mail the completed proxy below to Beal Properties at 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to lakeridge@bealbc.com.

Please note - The meeting will also be available to watch via Zoom, however, you will not be allowed to vote unless you attend in person or submit your proxy as indicated above. The only item open for voting on the Agenda for this meeting will be the one (1) open Board position. There will be no voting at the meeting unless quorum is met.

Agenda

1. Call Meeting to Order
2. Roll call, owners present and proxies. Determine if quorum.
3. Proof of notice of meeting
3. Reading of Minutes
4. Reports of Offices – President - Treasurer - Management
5. Reports of Committees
6. Election of Director(s) – Introduction of Candidates - Voting - Announcement of New Director
7. Unfinished Business
8. New Business
9. Adjournment

2021 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

Or (circle one)

Robert Orzabal Brad Carrier Waseem Srouji Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2021 Annual Meeting of the Lakeridge Owner’s 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 November 6th, 2021, Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Unit Number

Email address

Current Phone Number

Signature – Must be signed to be Valid

This proxy must be received by 5:00 pm, November 5th, 2021

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

JANUARY 16, 2021

HILTON HOTEL CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji, Brad Corrier, Toni Myers, Allison Mullins

Prior to the first HOA board of directors meeting the homeowners elected Robert Orzabal, Waseem Srouji and Brad Corrier as the initial directors to serve on the board.

1. The meeting was called to order at approximately 11:00 AM immediately following the homeowners meeting to elect the HOA board of directors. The by-laws state that the board of directors shall determine which individuals shall serve which terms and who shall fill the designated roles of chairman, treasurer and secretary. The directors unanimously agreed to the following positions and terms:
 - Robert Orzabal – Chairman – 3 year term
 - Waseem Srouji – Treasurer – 2 year term
 - Brad Corrier – Secretary – 1 year term
2. Toni Myers and Allison Mullins with Beal Property Management discussed several items that need immediate attention:
 - Obtaining a separate laptop or PC on which to store the gate code data and software.
 - Removing non-functional security cameras and/or repairing/replacing those cameras as well as making sure all security cameras are functional.
 - Troubleshooting the issues associated with the movie theater Control 4 system.
 - It was decided to proceed with getting bids and having these items evaluated before the next meeting where decisions can be made on how to best proceed.
3. Toni Myers suggested that Waseem and Robert have their signature authority added to the HOA accounts at Prosperity Bank. All Board Members agreed that Waseem and Robert along with Beal Properties would be signors on the Operating Account and that Waseem and Robert alone would be on the Reserve account. She also indicated that Matthew Stewart with Lakeridge Development still has his name on some accounts and will work on getting it removed quickly and if necessary, have the HOA attorney send him a letter.
4. It was agreed that another meeting will be set quickly so that the Board and Beal Management can address an extensive list of items including (but not limited to) property maintenance, security, HOA finances, project insurance, use of the clubhouse and office space, etc.
5. The meeting was adjourned at approximately 11:30 AM.

- The pool hot tubs are not functional; it was unanimously agreed that Oasis Pools should provide a full bid to convert both into tanning lounges
- The fire pit is non-functional, and it was unanimously agreed that it should be fully disabled and that bids should be obtained for converting it into a decorative planter, table or other converted use; Toni will obtain bids for various options
- The basketball court has a broken light, broken net and the timer box needs a locking mechanism; the Board unanimously approved making those repairs
- The workout equipment was in overall good condition however several benches need repair; the current equipment contract includes repairs, and the company will be contacted to make those repairs
- The shuffleboard table and pool table have damaged felt and there is only one pool cue; Toni will get bids to repair both items and will purchase new pool cues
- It was determined that several security cameras are functional in the club house but others are needed in the pool area and other areas; Toni will get bids to install cameras into those areas; The cameras at the gates were determined to not to be useful since they only monitor the gates (which are insured) and the footage is difficult to review, it was agreed that these would be removed; Also it was determined that non-functional cameras and signage regarding cameras in areas that do not exist should be removed for liability reasons
- The pool area possibly does not have a safety compliant emergency phone, the Board approved having Toni install a pool safety phone; via KingsIII. Also, several pool gates are in need of repair – the Board agreed that these should be repaired immediately
- Allyson suggested ordering flags (American, Texas and A&M) to put on the flagpoles in front of the office – the Board unanimously agreed
- The Board agreed that signage on the parking spot poles in front of the club house be purchase providing office staff with reserved spots and providing spots for handicapped parking

5. Insurance – the current insurance policy is up for renewal April 1st; it was decided that the current policy would be reviewed as to the extent of the coverage and that new bids for insurance would be solicited.
6. Internet/Cable Contract – Toni and Allyson are in the process of renegotiating the existing contract with Suddenlink which is up for renewal in May; the Board unanimously agreed that we should consider dropping Cable TV service since most individual use an on-line streaming service instead (HULU, YouTube, Netflix, etc). Toni

will work on a proposal with considerably faster Internet service and it is expected this can be to achieve at a considerably reduced cost

7. Landscaping – the landscaping contract with Grassroots is being reviewed and the level of service clarified. The contract has a 30-day termination policy therefore new landscaping companies will be approached for a bid. The current company will be contacted regarding mulching around the club house and other areas in need of immediate attention.
8. Office Cleaning – the current service consists of one individual; Toni and Allyson proposed using a service they use elsewhere that consists of two individuals who do a more thorough job for about the same cost as the current service; the Board unanimously approved moving forward with the new service.
9. Porter Service – the Board unanimously approved the hiring of Bob’s Porter Service to take care of exterior site cleaning including emptying dog waste receptacles, garbage cans and removing heavy trash which the City does not remove.
10. FOBs – it was proposed and unanimously approve that the HOA purchase extra FOBs in bulk and provide current owners with non-functional FOBs with a new one; All future replacements due to loss or damage will be at the bulk cost (\$22.00 each) plus \$8.
11. Toni suggested that a separate laptop be purchased for the Lakeridge HOA specifically to contain the FOB software and database. This will allow for continuity of the system regardless of any change in HOA management. Prices will be obtained for the Board to approve the purchase.
12. Toni and Allyson suggested that the HOA establish basic rules for the occupants at Lakeridge and a fine schedule for the violation of such rules. Currently there are no established rules to governing basic conduct. They will look at rules from other comparable developments and provide a proposal to the Board.
13. Toni suggested that we get quotes for power washing the exterior of many of the buildings which have become dirty with mildew and moss growth.
14. The meeting was adjourned at approximately 8:10 PM.

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

APRIL 13, 2021

LAKERIDGE CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji, Brad Corrier, Toni Myers, Kayla Ballew

1. The meeting was called to order at approximately 6:09 PM
 - The meeting minutes from the February 4th special meeting were reviewed and previously unanimously approved by email vote
2. The first quarter cash flow report was presented by Toni Myers; gross operating income for the first quarter was \$163,111.90; total operating expenses were \$132,697.10; net operating income was \$30,413.90; all agreed that considering the number of delinquent bills and deferred maintenance items that needed to be addressed to have a surplus was exceptionally positive
3. The Homeowner Delinquency report was presented by Toni Myers, approximately 13 units are delinquent which is a great improvement from the previous meeting; only two unit had outstanding balances in excess of \$1,000 and one is working on payment now; the other large delinquency will be notified again and if not responsive then further legal action will be pursued
4. Proposed 2021 Budget – Toni provided a proposed 2021 budget based on the first quarter income and expenses as well as projected savings; all expense line items were reviewed by the board; the projected budget projects a net income of \$36,236 with an ending reserve balance of \$140,000; Brad made a motion to accept the budget, Waseem seconded the motion and the budget was passed with a unanimous vote.
5. Suddenlink Internet Contract – Suddenlink provided five different options for modifying our existing contract and increasing Internet speed; the option that the Board felt was most beneficial included increasing speed from 50 Mbps to 200 Mbps by July 1st then increasing the speed to 400 Mbps before the end of the year; by eliminating basic cable TV service the cost for the upgraded Internet speed was \$27 per unit almost cutting the current per unit cost in half; Brad made a motion to accept this proposal, Waseem seconded the motion and the motion was unanimously approved; Robert agreed to sign the new contract.
6. Rules Regulations and Fines – Toni is in the process of creating a Rules and Regulations manual for Lakeridge with possible fines for violations
7. Updated Maintenance and Repairs: Hot tub repairs/conversion to tanning platforms are in progress and should be done in May; Toni is still working on ideas of the fire pit including converting it into a planter with landscaping or a table; All but three of the

security cameras are not working and those are being evaluated and should be operations soon; A new pool emergency phone is being priced and should be installed soon; Two handicapped parking spaces are not designated in front of the office and they are working on creating a van lane access; the proposal to possibly turn the tanning beds into a package room was deemed too expensive so Toni is now working to see what the cost of repairing the tanning beds will be and the Board will decide if they are worth repairing once bids are in

8. Committees: there has been a little interest from residents on forming a social and landscaping committee but no formal organization yet
9. Maintenance/Clubhouse: The club house interior is in need of paint and the existing paint does not touch up/match, bids are being solicited to repaint the interior; The Board unanimously approved purchasing a Sam's card to save on bulk purchases of coffee and other items; The Board unanimously approved of setting up an account with Ray Criswell to save on general cleaning and paper supplies; Office hours have been modified so that there is an office presence Monday, Wednesday and Friday between 9 and 4 and Tuesday and Thursday from 9 to 11 and 2 to 5. Multiple bids were solicited to replace landscaping damaged by the freeze. The Board unanimously approved the bids from Grassroots to replace the dead landscaping throughout the complex in stages over the remainder of the year; The Board also unanimously approved using Brazos Valley Stump Grinding and Tree Service to prune the palm trees around the pool in hopes that they will survive. A proposal to add a squat rack to the gym was tabled for the time being but will be reviewed at the next meeting.
10. Gate Damage – damage to the gate on the Holleman side of the property caused by a delinquent driver will be repaired at a cost of \$7,500; Toni has contacted the DA's office to file a criminal complaint and pursue compensation of the expense from the driver's insurance company.
11. The meeting was adjourned at approximately 7:45 PM.

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

July 13, 2021

LAKERIDGE CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji, Brad Corrier, Toni Myers, Victoria Ivy

1. The meeting was called to order at approximately 5:58 PM
 - The minutes from the April 13th meeting were reviewed unanimously approved
2. The second quarter cash flow report was presented by Toni Myers; gross operating income for the second quarter was \$172,446.80; total operating expenses were \$91,140.03; net operating income was \$81,306.65; cash balance at the end of the second quarter is \$136,467.55. Note that beginning balance when the HOA was formed in January was approximately \$13,000.
3. Toni noted that the ongoing lawsuit was still in process but the attorney for the plaintiff stated that the loss of funds was significant enough that she was likely to refer it to the district attorney to investigate; rough analysis indicates that somewhere in the range of \$3,000,000 in HOA dues are unaccounted for; Toni suggested that if the plaintiff decides for any reason to drop the lawsuit that the HOA should consider pursuing it
4. The Homeowner Delinquency report was presented by Toni Myers, approximately 2 units are delinquent down from 13 units at the end of the first quarter; total delinquent dues for these units is \$5,114; one of the units is in the process of paying and one is still disputing the amount however they are working with Toni to resolve the issues
5. Property maintenance/updates/repairs – Toni is in the process of confirming bids to get the buildings around the pool power washed and to have the stairs by the pond power washed; the hot tubs are scheduled to have the tanning bed covers installed by the end of July; a new work bench has been ordered for the workout room; working on bids to convert the fire pit into a table; the board authorized Toni to look into selling the tanning beds so that they can be removed and the space converted to another use; the theater room electronic systems still need to be repaired so that it can work properly, the board authorized Toni to obtain bids; the board authorized Toni to have the clubhouse repainted and she is waiting to confirm the bid; a new emergency pool phone is being installed so that we remain in compliance with safety requirements
6. Toni has provided a draft copy of rules and regulation for the Lakeridge home owners and occupants for the board to review so that by the next meeting we should be ready to update/modify and approve them

7. Long Term Capital Improvement Plan – Toni suggested that a 10 year plan with a budget be developed before year's end and suggested that Brad Corrier work with her on that plan, the goal is to have a detailed plan to present before the third quarter meeting
8. The meeting was adjourned at approximately 7:15 PM.

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

September 28, 2021

LAKERIDGE CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji (via Zoom), Brad Corrier, Toni Myers, Terry Thigpen, Stacie Cone

1. Prior to the meeting starting Bobby Grabowski with Oasis Pools met the meeting attendees at the hot tubs to discuss the options for converting them since repairing has been deemed to be impractical.
2. The meeting was called to order at approximately 6:22 PM
3. Bobby Grabowski with Oasis Pools was present to show the meeting attendees the spa lounge covers that were delivered. His assessment was that they were inadequate and would require replacement frequently. He recommended that we fill in the spas with concrete and top with flagstone so that they could be used as permanent lounge areas. The cost to fill in both hot tubs and the firepit was quoted at \$7,200.00. The bid for the repairs came in after the meeting concluded, the board voted unanimously via email to approve the repair.
4. Bobby also went over the proposal to replace the water fountain in the lake. There were two proposals Bobby's was \$17,.428.00 and the second from Solitude was approximately \$3,000 less however it did not include substantial electrical work or cleaning of the lake. Bobby's proposal was deemed to be a better value. The board unanimously approved moving forward with Bobby's proposal.
5. The minutes from the July 13th meeting were reviewed and unanimously approved.
6. The third quarter cash flow report was presented by Toni Myers; gross operating income for the third quarter was \$505,410.10; total operating expenses were \$357,125.64; net operating income was \$148,284.46; cash balance at the end of the third quarter is \$162,687.12.
7. The Homeowner Delinquency report was presented by Toni Myers, approximately six units are delinquent however only two are over 30 days; one of the remaining long-term delinquencies is paying regularly the other is refusing to pay; the Board authorized Toni to give 30 days' notice to pay in full and then file a lien against this delinquent unit. Total delinquent dues for these units are \$6,429.53, the long-term, non-paying single delinquency is \$3,564.57 of this amount.
8. Stacie Cone presented the violations report – there are no current rules violations. Stacie asked the board for their opinions on various potential violation items for better

reference in the future and will continue to monitor several units for possible violations.

9. Toni provided a general property condition update. There are various landscape items that Grassroots has yet to complete, and she has scheduled a meeting with them to walk through the property to identify these items. All agreed that any new landscaping shall wait until next Spring to avoid any possible freeze damage. The board also unanimously agreed to solicit bids from other landscaping companies since Grassroots performance has been less than adequate. Toni will also get a bid to remove the dead palm trees around the pools since most have not recovered from the hard freeze.
10. At 7:41 PM the board went into executive session. The board met with Jana Beddingfield the attorney representing the plaintiff in the lawsuit against the developer and Lakeridge HOA. Ms. Beddingfield made a presentation regarding Aggie-Leases, L.L.C.'s and Aggie-Leases 2, L.L.C.'s claims against the developers and the HOA. Upon conclusion of Ms. Beddingfield's presentation, the board discussed the litigation. After the executive session, a motion was made and seconded authorizing the board to approve a settlement with Aggie-Leases, L.L.C. and Aggie-Leases 2, L.L.C that would cover the attorney fees of \$30,000.00 they had incurred so far in the litigation process. The board also agreed to join into the lawsuit as the plaintiff against the developer. The motion passed unanimously. The executive session ended at 8:02 PM.
11. The meeting was adjourned at approximately 8:05 PM.

Cash Flow

Beal Properties

Properties: Lakeridge Townhomes - 1198 Jones Butler Rd College Station, TX 77840

Date Range: 01/01/2021 to 11/05/2021 (This Year-to-date)

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
Operating Income & Expense				
Income				
Balance Forward	7,372.84	1.20	7,372.84	1.20
Pool Fobs	105.00	0.02	105.00	0.02
Homeowners Association Dues	598,191.99	97.55	598,191.99	97.55
Transfer Fee	1,785.00	0.29	1,785.00	0.29
Certified Letter Charge	41.76	0.01	41.76	0.01
LR- Capital Contributions	5,040.00	0.82	5,040.00	0.82
Miscellaneous Income	679.77	0.11	679.77	0.11
Total Operating Income	613,216.36	100.00	613,216.36	100.00
Expense				
Bank Fees/Office Expenses	55.84	0.01	55.84	0.01
Broadband service	121,876.50	19.87	121,876.50	19.87
Cable	502.78	0.08	502.78	0.08
Clubhouse Supplies	861.69	0.14	861.69	0.14
Copier Service	297.77	0.05	297.77	0.05
Electrical Repairs	7,644.78	1.25	7,644.78	1.25
Emergency Water Extraction	2,468.10	0.40	2,468.10	0.40
Fence Repair	16,990.21	2.77	16,990.21	2.77
Fire Alarm Repairs	5,549.99	0.91	5,549.99	0.91
Gas	672.34	0.11	672.34	0.11
General Maintenance	6,969.10	1.14	6,969.10	1.14
Insurance	71,704.04	11.69	71,704.04	11.69
Keys/Locks	21.40	0.00	21.40	0.00
Legal Fees	450.00	0.07	450.00	0.07
Lawn/Property Maintenance	65,507.83	10.68	65,507.83	10.68
Special Projects	15,475.96	2.52	15,475.96	2.52
Management Fee	34,000.00	5.54	34,000.00	5.54
Misc. Property Expense	1,000.00	0.16	1,000.00	0.16
Monitoring Service	3,748.46	0.61	3,748.46	0.61
Cleaning Expense	4,675.42	0.76	4,675.42	0.76
Office Expenses	1,678.88	0.27	1,678.88	0.27
Parking Lot Repair	692.80	0.11	692.80	0.11
Pest Control	5,461.22	0.89	5,461.22	0.89
Plumbing Expense	4,900.00	0.80	4,900.00	0.80
Porter Service	8,981.60	1.46	8,981.60	1.46
Pool Expense	13,603.18	2.22	13,603.18	2.22
Postage	-0.71	0.00	-0.71	0.00
Recreational Equipment Expense	3,018.91	0.49	3,018.91	0.49
Security Expense	1,732.00	0.28	1,732.00	0.28

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Sign Expense	524.97	0.09	524.97	0.09
Trash Pick-up	50.00	0.01	50.00	0.01
Utilities	36,192.00	5.90	36,192.00	5.90
Utilities - electric	2,254.94	0.37	2,254.94	0.37
Utilities - Sprinkler	2,256.66	0.37	2,256.66	0.37
LR Utilities - Electric & Water	14,230.32	2.32	14,230.32	2.32
Total Operating Expense	456,048.98	74.37	456,048.98	74.37
NOI - Net Operating Income	157,167.38	25.63	157,167.38	25.63
Total Income	613,216.36	100.00	613,216.36	100.00
Total Expense	456,048.98	74.37	456,048.98	74.37
Net Income	157,167.38	25.63	157,167.38	25.63
Other Items				
Prepayments	-6,872.70		-6,872.70	
Net Other Items	-6,872.70		-6,872.70	
Cash Flow	150,294.68		150,294.68	
Beginning Cash	13,214.00		13,214.00	
Beginning Cash + Cash Flow	163,508.68		163,508.68	
Actual Ending Cash	165,049.68		165,049.68	



Visit us online at ProsperityBankUSA.com

Statement Date 10/31/2021

3812 1 AV 0.426
THE OWNERS ASSOCIATION OF LAKERIDGE
CONDOMINIUM INC
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No ****3782

Page 1 of 4



STATEMENT SUMMARY TX Business Money Market Account No ****3782

10/01/2021	Beginning Balance		\$72,054.47
	1 Deposits/Other Credits	+	\$6.12
	0 Checks/Other Debits	-	\$0.00
10/31/2021	Ending Balance	31 Days in Statement Period	\$72,060.59

DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/31/2021	Accr Earning Pymt Added to Account	\$6.12

DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-01	\$72,054.47	10-31	\$72,060.59

EARNINGS SUMMARY

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

Interest Paid This Period	\$6.12	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$60.29	Days in Earnings Period	31

0000



102031 : 00381201



Annual Budget

Properties: Lakeridge Townhomes - 1198 Jones Butler

Accounting Basis: Cash

Account Name	2022 Budget
Income	
Pool Fobs	800.00
Homeowners Association Dues	670,860.00
Transfer Fee	1,500.00
LR- Capital Contributions	5,000.00
Miscellaneous Income (Vending Commission)	50.00
Total Operating Income	678,210.00
Expense	
Bank Fees/Office Expenses	100.00
Broadband service	100,200.00
Clubhouse Supplies	1,500.00
Copier Service	325.00
Electrical Repairs	15,000.00
Fence Repair	10,000.00
Fire Alarm Repairs	6,000.00
Gas	900.00
General Maintenance	15,000.00
Insurance	90,000.00
Keys/Locks	250.00
Legal Fees	5,000.00
Lawn/Property Maintenance	80,000.00
Management Fee	36,000.00
Monitoring Service	4,500.00
Cleaning Expense	5,500.00
Office Expenses	2,000.00
Parking Lot Repair	15,000.00
Pest Control	6,000.00
Plumbing Expense	6,000.00
Porter Service	10,000.00
Pool Expense	18,000.00
Postage	500.00
Professional Fees (Accounting)	1,000.00
Recreational Equipment Expense	4,000.00
Reserve Account 10% Contribution	68,000.00
Sign Expense	1,000.00
Utilities - electric	15,000.00
Utilities - Sprinkler	15,000.00
Utilities - Water	35,000.00
Total Operating Expense	566,775.00
Total Operating Income	678,210.00
Total Operating Expense	566,775.00
NOI - Net Operating Income	111,435.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/04/2021

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).

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: 		
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608	
E-MAIL ADDRESS: rflasowski@farmersagent.com			
INSURED LAKERIDGE TOWNHOMES C/O BEAL PROPERTY MANAGEMENT 903 TEXAS AVE S COLLEGE STATION TX 77840	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Truck Insurance Exchange		21709
	INSURER B: Farmers Insurance Exchange		21652
	INSURER C: Mjd Century Insurance Company		21687
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME 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	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<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"/> PROJECT <input type="checkbox"/> LOC OTHER:			607197142	04/01/2021	04/01/2022	EACH OCCURRENCE	\$ 2,000,000	
		DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$ 75,000						
		MED EXP (Any one person)	\$ 5,000						
		PERSONAL & ADV INJURY	\$ 2,000,000						
		GENERAL AGGREGATE	\$ 4,000,000						
		PRODUCTS - COMP/OP AGG	\$ 2,000,000						
			\$						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						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 DED RETENTION \$						EACH OCCURRENCE	\$	
							AGGREGATE	\$	
									\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTHER \$	
							E.L. EACH ACCIDENT	\$	
							E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Fidelity/Employee Dishonesty Limit: \$200,000

CERTIFICATE HOLDER 	CANCELLATION 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 <i>Randy Flasowski</i>



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
05/04/2021

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.

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME:	
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO):
	E-MAIL ADDRESS: rflasowski@farmersagent.com	
	PRODUCER CUSTOMER ID:	
	INSURER(S) AFFORDING COVERAGE	
INSURED LAKERIDGE TOWNHOMES C/O BEAL PROPERTY MANAGEMENT 903 TEXAS AVE S COLLEGE STATION TX 77840	INSURER A: Truck Insurance Exchange NAIC # 21709	
	INSURER B: Farmers Insurance Exchange 21652	
	INSURER C: Mid Century Insurance Company 21687	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES: _____ CERTIFICATE NUMBER: _____ REVISION NUMBER: _____

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1198 JONES BUTLER RD, COLLEGE STATION, TX, 77840

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	PROPERTY	607197142	04/01/2021	04/01/2022	<input checked="" type="checkbox"/> BUILDING	\$27,007,317	
	CAUSES OF LOSS				DEDUCTIBLES	<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$50,000
	BASIC				BUILDING	BUSINESS INCOME	\$
	BROAD				50,000	EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				CONTENTS	RENTAL VALUE	\$
					50,000	BLANKET BUILDING	\$
	EARTHQUAKE					BLANKET PERS PROP	\$
	WIND					BLANKET BLDG & PP	\$
	FLOOD						\$
							\$
	INLAND MARINE	TYPE OF POLICY			\$		
	CAUSES OF LOSS				\$		
	NAMED PERILS	POLICY NUMBER			\$		
					\$		
	CRIME				\$		
	TYPE OF POLICY				\$		
					\$		
	BOILER & MACHINERY/ EQUIPMENT BREAKDOWN				\$		
					\$		
					\$		
					\$		

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Fidelity/Employee Dishonesty Limit: \$200,000

CERTIFICATE HOLDER	CANCELLATION
	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 <i>Randy Flasowski</i>



Bob Walker
 Beal Properties
 bobw@bealbs.com
 Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/05/21 at 12:50 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Status is 'Sold' Status Contractual Search Date is 11/05/2021 to 11/05/2020 Street Name is like 'jones butler*'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	DOM
21015282	1198 Jones Butler Road #22104	3	3/-	NONE	Lakeridge Townhomes Condos	2014	1,224	\$146.24	\$179,000	1	

LISTINGS:

1	Medians:	2014	1,224	\$146.24	\$179,000	1
	Minimums:	2014	1,224	\$146.24	\$179,000	1
	Maximums:	2014	1,224	\$146.24	\$179,000	1
	Averages:	2014	1,224	\$146.24	\$179,000	1

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
20012711	1198 Jones Butler Road #3003	1	1/0	NONE	Lakeridge Townhomes Condos	2016	583	\$188.68	\$110,000	\$107,000	\$183.53	11/22/2020	97.27	129	
20017482	1198 Jones Butler Road #11312	1	1/-	NONE	Lakeridge Townhomes Condos	2017	620	\$188.55	\$116,900	\$114,000	\$183.87	05/17/2021	97.52	175	
20018502	1198 Jones Butler Road #22804	1	1/-	NONE	Lakeridge Townhomes Condos	2015	583	\$196.83	\$114,750	\$115,000	\$197.26	12/28/2020	100.22	18	
20017158	1198 Jones Butler Road #11405	1	1/-	NONE	Lakeridge Townhomes Condos	2017	621	\$188.00	\$116,750	\$116,000	\$186.80	12/28/2020	99.36	55	
20001568	1198 Jones Butler #3010	3	3/-	NONE	Lakeridge Townhomes Condos	2016	1,272	\$125.71	\$159,900	\$150,000	\$117.92	02/24/2021	93.81	378	
20012644	1198 Jones Butler #2008	2	2/1	NONE	Lakeridge Townhomes Condos	2013	1,150	\$145.65	\$167,500	\$150,000	\$130.43	11/20/2020	89.55	103	

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** 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.



Bob Walker
 Real Properties
 bobw@beatbcs.com
 Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/05/21 at 12:50 pm

Residential

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
20017773	1198 Jones Butler Road #22104	3	3/-	NONE	Lakeridge Townhomes Condos	2014	1,224	\$130.64	\$159,900	\$153,250	\$125.20	03/05/2021	95.84	80	
20018909	1198 Jones Butler Road #22110	2	2/-	NONE	Lakeridge Townhomes	2014	995	\$160.64	\$159,840	\$157,000	\$157.79	05/17/2021	98.22	145	
20018908	1198 Jones Butler Road #22108	3	3/-	NONE	Condos Lakeridge Townhomes	2014	1,224	\$138.37	\$169,360	\$160,000	\$130.72	05/03/2021	94.47	131	
20017731	1198 Jones Butler Road #22905	2	2/1	NONE	Condos Lakeridge Townhomes	2013	1,254	\$134.37	\$168,500	\$162,000	\$129.19	02/26/2021	96.14	99	
21000094	1198 Jones Butler Road #11511	3	3/-	NONE	Condos Lakeridge Townhomes	2016	1,272	\$128.54	\$163,500	\$163,500	\$128.54	03/02/2021	100.00	54	
20017892	1198 Jones Butler #2204	3	3/-	NONE	Condos Lakeridge Townhomes	2014	1,224	\$140.52	\$172,000	\$165,000	\$134.80	04/30/2021	95.93	149	
21000948	1198 Jones Butler Road #22906	2	2/1	NONE	Condos Lakeridge Townhomes	2014	1,257	\$135.16	\$169,900	\$165,000	\$131.26	03/09/2021	97.12	40	
21002594	1198 Jones Butler Road #11902	2	2/-	NONE	Condos Lakeridge Townhomes	2013	1,254	\$135.49	\$169,900	\$165,000	\$131.58	07/01/2021	97.12	108	
21000644	1198 Jones Butler #307 307	3	3/-	NONE	Condos Lakeridge Townhomes	2014	1,632	\$128.68	\$210,000	\$190,000	\$116.42	03/09/2021	90.48	48	
21004573	1198 Jones Butler #1805 1805	4	4/-	NONE	Condos Lakeridge Townhomes	2014	1,478	\$131.87	\$194,900	\$193,000	\$130.58	07/02/2021	99.03	91	
20010305	1198 Jones Butler Road #1102	4	4/1	NONE	Condos Lakeridge Townhomes	2010	1,856	\$110.45	\$205,000	\$198,750	\$107.09	11/24/2020	96.95	170	

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** 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.



Bob Walker
 Beat Properties
 bobw@beatbcs.com
 Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/05/21 at 12:50 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/Sqft	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21004396	1198 Jones Butler Road #4407	3	3/1	NONE	Lakeridge Townhomes	2014	1,632	\$128.62	\$209,900	\$203,500	\$124.69	07/28/2021	96.95	120	
21000955	1198 Jones Butler Road #6805	4	4/1	NONE	Condos	2012	1,857	\$118.42	\$219,900	\$205,000	\$110.39	03/30/2021	93.22	61	
20003702	1198 Jones Butler Road #6606	4	4/1	NONE	Lakeridge Townhomes	2011	1,856	\$115.84	\$215,000	\$207,000	\$111.53	01/29/2021	96.28	339	
21002199	1198 Jones Butler Road #11603	4	4/1	NONE	Condos	2016	1,800	\$119.44	\$215,000	\$209,000	\$116.11	05/11/2021	97.21	70	
20010849	1198 Jones Butler Road #7705	4	4/1	NONE	Lakeridge Townhomes	2012	1,856	\$118.27	\$219,500	\$210,000	\$113.15	01/29/2021	95.67	195	
20018290	1198 Jones Butler Road #3004	4	4/1	NONE	Condos	2016	1,800	\$116.67	\$210,000	\$210,000	\$116.67	12/08/2020	100.00	1	
19003675	1198 Jones Butler Road #3304	4	4/1	NONE	Lakeridge	2014	1,856	\$118.48	\$219,900	\$213,000	\$114.76	01/19/2021	96.86	691	
21000432	1198 Jones Butler Road #4402	4	4/1	NONE	Lakeridge Townhomes	2011	1,856	\$118.48	\$219,900	\$215,000	\$115.84	04/16/2021	97.77	91	
21000614	1198 Jones Butler Road #11707	4	4/1	NONE	Condos	2016	1,800	\$122.22	\$220,000	\$215,000	\$119.44	04/30/2021	97.73	100	
21009419	1198 Jones Butler Road #11601	4	4/1	NONE	Lakeridge Townhomes	2016	1,800	\$121.67	\$219,000	\$215,000	\$119.44	08/23/2021	98.17	60	
20017970	1198 Jones Butler #506	4	4/1	NONE	Condos	2012	1,852	\$120.14	\$222,500	\$216,000	\$116.63	01/28/2021	97.08	56	

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** 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.



Bob Walker
Beal Properties
bobw@bealbs.com
Ph

Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 11/05/21 at 12:50 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21001000	1198 Jones Butler Road #11005		4	4/1	NONE	Lakeridge Townhomes Condos	2012	1,852	\$121.44	\$224,900	\$217,000	\$117.17	04/30/2021	96.49	91
21004739	1198 Jones Butler Road #804		4	4/1	NONE	Lakeridge Townhomes Condos	2012	1,852	\$118.74	\$219,900	\$217,000	\$117.17	07/14/2021	98.68	97
21004742	1198 Jones Butler Road #2705		4	4/1	NONE	Lakeridge Townhomes Condos	2015	1,800	\$122.17	\$219,900	\$218,000	\$121.11	06/01/2021	99.14	55
21004737	1198 Jones Butler Road #2204		4	4/1	NONE	Lakeridge Townhomes Condos	2010	1,856	\$118.48	\$219,900	\$218,500	\$117.73	06/15/2021	99.36	68
21004741	1198 Jones Butler Road #904		4	4/1	NONE	Lakeridge Townhomes Condos	2012	1,852	\$118.74	\$219,900	\$218,500	\$117.98	07/06/2021	99.36	89
21000594	1198 Jones Butler Road #22109		4	4/1	NONE	Lakeridge Townhomes Condos	2014	1,737	\$126.60	\$219,900	\$219,900	\$126.60	07/09/2021	100.00	168
21004738	1198 Jones Butler Road #2203		4	4/1	NONE	Lakeridge Townhomes Condos	2010	1,808	\$121.63	\$219,900	\$219,900	\$121.63	07/01/2021	100.00	84
21010552	1198 Jones Butler Road #22404		4	4/1	NONE	Lakeridge Townhomes Condos	2015	1,800	\$122.17	\$219,900	\$219,900	\$122.17	09/13/2021	100.00	40
21002457	1198 Jones Butler Road #22402		4	4/1	NONE	Lakeridge Townhomes Condos	2016	1,800	\$127.72	\$229,900	\$220,000	\$122.22	05/06/2021	95.69	52
21000958	1198 Jones Butler Road #903		4	4/1	NONE	Lakeridge Townhomes Condos	2012	1,857	\$121.11	\$224,900	\$220,900	\$118.96	04/12/2021	98.22	70
21012818	1198 Jones Butler Road #4406		4	4/1	NONE	Lakeridge Townhomes Condos	2011	1,856	\$118.48	\$219,900	\$223,000	\$120.15	11/02/2021	101.41	49

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** 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.



Bob Walker
 Beal Properties
 bobw@bealbs.com
 Ph.

Need a REALTOR? What About BOB?

Prepared By: Bob Walker

CMA 1 - Line

Listings as of 11/05/21 at 12:50 pm

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
21007084	1198 Jones Butler Road #503	4	4	4/1	NONE	Lakeridge Townhomes	Lakeridge	2011	1,856	1,856	\$121.17	\$224,900	\$225,000	\$121.23	07/09/2021	100.04	56
21006810	1198 Jones Butler Road #1106	4	4	4/1	NONE	Condos	Lakeridge Townhomes	2017	1,800	1,800	\$130.50	\$234,900	\$228,900	\$127.17	06/24/2021	97.45	48
21010949	1198 Jones Butler Road #11001	4	4	4/1	NONE	Condos	Lakeridge Townhomes	2012	1,857	1,857	\$123.80	\$229,900	\$229,150	\$123.40	10/01/2021	99.67	49

# LISTINGS:	42	Medians:	2014	1,800	\$123.01	\$217,000	\$209,500	\$121.43	97.48	87
		Minimums:	2010	583	\$110.45	\$110,000	\$107,000	\$107.09	89.55	1
		Maximums:	2017	1,857	\$196.83	\$234,900	\$229,150	\$197.26	101.41	691
		Averages:	2014	1,549	\$131.88	\$196,376	\$191,396	\$128.48	97.42	114

Quick Statistics (43 Listings Total)			
	Min	Max	Median
List Price	\$110,000	\$234,900	\$195,972
Sold Price	\$107,000	\$229,150	\$191,396

© Bryan-College Station Association of REALTORS, Inc. All Rights Reserved.

*** 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.