

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:		May
Date of Award:	5/1/2026	Lot Number:	75
Hoppe			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			29,900.00
Sub-Total:			32,772.52
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,641.00		1,094.00
County & School Taxes (222)	46.39		-15.46
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			111.96
Grand Totals:			33,663.02

*SV*      Apr. 13, 2026  
*KC*

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Hoppe LOT #: 15 DATE: 10-30-2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 38,851.89

2. NEW IMPROVEMENTS:

- i. SHED \$ \_\_\_\_\_
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ \_\_\_\_\_
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ \_\_\_\_\_
- vi. INSTALLATION \$ \_\_\_\_\_
- OR LABOR \$ \_\_\_\_\_
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ \_\_\_\_\_
- TOTAL \$ 0

3. ADJUSTMENTS

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL ADJ. \$ 0

4. REMOVALS

- i. SHED \$ \_\_\_\_\_
- ii. TREES/SHRUBS \$ \_\_\_\_\_
- iii. OTHER \$ \_\_\_\_\_
- TOTAL \$ \_\_\_\_\_

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 0 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 38,851.89 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS

Percentage (%) in Tank: 36% X \_\_\_\_\_ = \$ \_\_\_\_\_

(Current Price per Gallon) (Propane Value)

NOTES: \_\_\_\_\_

EVALUATION COMPLETED BY:

WBF CONFER  
WBF ACTUARIAL

John J. M. Barnes  
MW Smith

THIS LOT IS BEING PURCHASED AS IS.  
WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

## Evaluation

LOT # 75

October 30, 2025

*This evaluation was done by volunteers of the Lonestar Corral Co-Op Evaluations Committee.*

This corner lot located in the middle of the Co-Op on the West side of Private Road 5240 and faces East. This lot features an abundance of shade, having two large shade trees in front yard. Featuring a very ample concrete RV and parking pad. Propane service to RV area.

The existing shed measures 12' x 24' and is framed construction on concrete slab with a 9' enclosed shade porch. Exterior is cement-board lap siding, metal roof w/ turbine vents. Enclosed chain-link dog run with two gates. Doggie door into pet area. There is a free-laid tile walkway around structure. Removeable storm shutters on windows.

Room #1 is approx. 12x17 wood paneled walls, tiled floor acoustic tile ceiling with a large kitchenette with sink along North wall. Ceiling fan, wall AC unit and pull-down attic access. Entry door is a Larson self-storing, locking storm door.

Room #2 is a work space approx. 5 x 12, unfinished floor. Plywood walls, shelving, workbench and fluorescent ceiling light.

Propane Inspection and Pest Inspections are both up-to-date.

*The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing attention are missed. If for no other reason, we strongly recommend that prospective buyers visit the park and inspect the property personally. There are pictures of the lot available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".*

**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: HOPPE

LOT#: 75 DATE: 10/4/25

OCT 06 2025

**Lot Inspection:**

- Utility Pedestal:
  - Tampered with? Yes:      No:
  - Accessible? Yes:  No:
  - Breakers and receptacles in good condition? Yes:  No:
  - Receptacles have power? Yes:  No:
- 50' fire hose with nozzle connected to spigot with back flow preventer? Yes:  No:
- Propane tank? Yes:  No:      Approved inspection completed? Yes:      No:      ?
  - Propane tank capacity: 120
  - Propane amount left in tank: 30%
- Fence? Yes:  No:      Material? CHAIN LINK
  - Higher than four feet? Yes:      No:
  - Item(s) attached to perimeter fence? Yes:      No:
- Trees/Shrubs/Plants? Yes:  No:      Condition? GOOD
  - Minimum five feet from lot lines and leach field to center of plants? Yes:  No:
  - Plantings interfere with street traffic (visibility, height)? Yes:      No:
  - Trees or plantings interfere with neighbor's lot use? Yes:      No:
  - Weed and/or debris present? NO
- Leach field has a four-foot barrier from street? Yes:  No:      Type WOOD
  - Leach field unobstructed (four-feet wide and 30 feet long)? Yes:  No:
- Permanent structure behind the RV parking pad? Yes:      No:
- Clothesline? Yes:      No:  Retractable/fold up type? Yes:      No:      Condition?
- Additional Walkways or Patios? Yes:  No:      Type? CONCRETE, PAVERS
- Lot Dividers? Yes:  No:      Material? WOOD/PAV Condition? GOOD
- Antenna? Yes:      No:  Type and Condition:

**Comments (overall condition, extra features, added value, etc.):**

DOUBLE DOOR ON PORCH

58' CHAIN LINK FENCE W/ 2 GATES

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Hoppe

LOT#: 75 DATE: 10/4/25

**Shed Inspection:**

Shed: Yes:  No:

- Foundation: Slab  Skids: \_\_\_\_\_
  - Skids: Tied down with mobile home anchors? Yes: \_\_\_\_\_ No: \_\_\_\_\_
  - Skids: Pressure treated lumber? Yes: \_\_\_\_\_ No: \_\_\_\_\_
- Roof Material? METAL Roof Condition? GOOD
- Eaves condition? GOOD
- Gutters? Yes: \_\_\_\_\_ No:  Condition? \_\_\_\_\_
- Exterior wall material? HUMPH BOARD Condition? (Dry rot, cracks, etc.) GOOD
- Exterior molding condition? (Dry rot, cracks, etc.) GOOD
- Windows? Yes:  No:  Condition? Good 2 N&S SIDE
- Interior wall material? PANELING Condition? GOOD
- Interior ceiling material? TILE Condition? GOOD
- Attic access? YES Type? LADDER
- Propane appliances in shed (heater, dryer)? Yes: \_\_\_\_\_ No:  Shut off valves connected? \_\_\_\_\_
- Wall mounted heater or air conditioner? Yes:  No: \_\_\_\_\_ Working? YES
- Mini-Split installed? Yes: \_\_\_\_\_ No:  Exterior condenser ground or wall mounted? \_\_\_\_\_
- Other appliances removed? Yes:  No: \_\_\_\_\_
- Single 20-amp electrical service? Yes:  No: \_\_\_\_\_ NA: \_\_\_\_\_
  - Electrical service underground? Yes:  No: \_\_\_\_\_
  - Electrical outlets, switches, lights, etc. working? Yes:  No: 1-AC RECEPTICAL TIP NOT WORKING
  - Exterior outlets, lights, etc. working? Yes:  No: \_\_\_\_\_
- Water supplied to shed? Yes:  No: \_\_\_\_\_ Hard pipe connection? Yes:  No: \_\_\_\_\_ Hose connection from spigot to shed? Yes:  No:  Hose supplied? Yes: \_\_\_\_\_ No:
- Faucets, sinks installed? YES Condition? GOOD
- Shed water discharges into a French drain? Yes:  No: \_\_\_\_\_ NA: \_\_\_\_\_
- Window treatments? Yes: \_\_\_\_\_ No:  Type? \_\_\_\_\_ Condition? \_\_\_\_\_
- Personal items removed? Yes:  No: \_\_\_\_\_

**Comments (shed overall condition, extra features, added value):**

COVERED ENCLOSED PORCH

CEILING (2) FANS ON PORCH

CEILING (1) FAN INSIDE SHED

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Hoppe

LOT#: 75 DATE: 10/4/25

**11. Maintenance, Violations and/or Neglected or damaged Items requiring correction before transfer:**

Top of AC Receipts NOT Working, NEED NEW RECEIPT  
Complete  
Brick Joint

Inspected By Committee Members:

1: [Signature] Date: 10/5/25

2: [Signature] Date: 10-4-25

3: [Signature] Date: 10-4-25

4: \_\_\_\_\_ Date: \_\_\_\_\_

5: \_\_\_\_\_ Date: \_\_\_\_\_

**Disclaimer**

This report was prepared by SKP Members, not professional real estate inspectors, therefore no warranties or guarantees are expressed or implied. This report is submitted as a record of our "good faith" observations of this shed and lot. It is not a substitute for the Prospective Member's personal inspection and evaluation of the shed and lot and is offered only to help a Prospective Member decide whether they wish to proceed. All measurements and observations are approximate. Prospective Member should personally visit this lot to determine its condition and suitability. This report also assists the Evaluation Committee in determining the value of the lot, shed, and/or improvements.